
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/06/2023 7:10:36 PM
To: DA Submission Mailbox
Subject: Online Submission

09/06/2023

MR BRUCE CUMMING
12 / 14-18 Angle ST
Balgowlah Sydney NSW 2093
[REDACTED]

RE: DA2023/0617 - 24 Angle Street BALGOWLAH NSW 2093

I Bruce Cumming, resident of 12/14 Angle Street Balgowlah 2093, object to this development proposal

(DA2023/0617 - 22 & 24 Angle Street). This submission details the grounds on which I object under Manly LEP 2013 and Manly DCP 2013.

I am concerned that the nature park area at the top of Angle Street will be adversely affected by this development. The extra number of residents will cause an increase in motor vehicle traffic in and out of the carpark under the new building and an increase of traffic and used parking spaces in Angle Street (due to visitors, to the new development, parking in Angle St).

The nature park area is currently used for street parties (at Xmas time etc.) and as a play area for children. I'm concerned that these current usages would be adversely affected.

I submit that the development is non-compliant against the following controls:

Manly LEP 2013:

4.3 - maximum height is 8.5m. Actual is 9.2m, deviation is +8%. If allowance is made for the

"excavation" referenced by the proposal, other sections of the building still reach 8.8m &

8.9m from the south elevation

4.4 - floor space ratio is 0.95:1. Actual is 0.5:1, deviation is +90%

Manly DCP 2013:

4.1.1.1 - minimum residential density is 300 sqm. Actual is 102 sqm, deviation is -66%