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04/06/2023

MR Peter Mathiesen  
8 / 14 - 18 Angle ST  
Balgowlah NSW 2093  
[REDACTED]

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

While this development looks to tick most boxes on paper, a closer look indicates the usual square peg, round hole response (this is evident by the tiny kitchens, storage and shared living spaces of the 3 bedroom apartments on offer) where they attempt to create a proposal that is completely inappropriate to the location and its surrounds. It appears as if the developer has completely ignored the reality of the site access this proposal requires and has distorted the impact that 8 new 2/3 bedroom apartments will have on the existing traffic load of this quiet cul de sac, on street parking and safe pedestrian access (between West St and Angle St) of Angle St.

Points are as follows:

- access to the single storey cottage at 22 Angle St is via a SHARED paved pedestrian pathway that's already in poor condition and adjoins the driveway to the apartments at 20 Angle St. The end of a cul de sac is meant to effectively be a turning circle and is not a place for service vehicles and residents to park while awaiting access to the new proposed development with a single lane driveway, as is suggested as a solution by this developer.
- access to the two storey residence at 24 Angle St is via Sydney Rd and does not allow vehicular access via Angle St. The traffic report indicates otherwise in an attempt to reason their significant increase in traffic volume.
- The proposed driveway for the development currently services a single cottage with 2 vehicles. The proposed development allows for 16 car spaces, which will be easily filled and represents an 8 fold increase in traffic across a SHARED pedestrian pathway, which is heavily used by pedestrians and cyclists alike in the mornings and afternoons (Peak hr usage) on their way to Balgowlah West PS, Stockland Shopping Centre, St Cecillas Primary and Balgowlah Boys High. This development does nothing to address the requirements of the community and simply assumes it can impose itself on them without concern.
- Due to it's convenient position to Sydney Rd and Stockland Mall and untimed on street parking, many people already use Angle St for all day parking that are not local residents. The current proposal will only compound this problem and will take away the rights and opportunities for residents to park in front of their place of residence along the northern side of Angle St where the majority of the limited parking spaces are available.
- As the proposed development access is at the end of the cul de sac there is no opportunity for delivery vehicles or trucks to park and simply encourages them to stop or park in the turning circle blocking the driveway access to the apartments at No. 20 and all other road users.
- The addition of 8 more apartments (16 more cars) on this St will further congest outgoing traffic at the Sydney Rd and Woodland St intersection during morning peak hours which has only recently been increased with the new 4 storey mixed use/residential development at same corner.

I oppose this current development proposal at 22-24 Angle St on the above grounds.