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Sent: 16/06/2023 12:34:33 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

16/06/2023

MS michelle marsland
8 / 20 angle ST
balgowlah NSW 2093
[REDACTED]

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

I, Michelle Marsland, resident of 8/20 Angle street 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.

The proposed building too is too big/bulky, this will cause an invasion of privacy, poor access to sunlight, impact on public areas, safety issue for vehicle access via shared path. It is important to retain the green space at the end of Angle Street. In addition to increased overlooking of properties angle st and west street.

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%

4.1.2 - height as per above LEP

4.1.2.1 - wall heights deviate at various points from control

4.1.2.2 - development is 3 stories as viewed from 3 elevations. Actual is 2 stories.

4.1.2.3 - roof height, parapets deviate from controls.

4.1.3 - floor space ratio as per above LEP

4.1.4.2 - side setbacks are less than 1/3 wall height in multiple locations. Balconies extend into setbacks where there are significant privacy concerns.

4.1.4.4 - Rear setback is 3.4m. Actual is 9m, deviation is -62%

4.1.5.1 - total open space is 40%. Actual is 55%, deviation is -27%

4.1.6.4 - d) the proposed road access does not adequately separate pedestrians from vehicles, c) the proposed road access has inadequate vision given the nature of the access, a) vehicles are highly likely to need to reverse and therefore will not always enter and exit in a forward direction

NSW Apartment Design Guide

Objective 3F-1 states that properties up to 12m in height should maintain 6m of separation from habitable rooms and balconies and 3m from non-habitable rooms. The proposed design's minimum is 3.5m & 5.1m to 72A+B West Street's living room from ground and 1st floor balconies respectively and 2.37m to 72A+B West Street's stairwell from the ground floor balcony.

The applicant has submitted requests for exceptions to some of these controls, but I believe these to be insufficient and do not cover all of the noncompliant areas.