
Sent: 28/06/2023 11:06:23 AM
Subject: DA 2023/0617 - Objection Letter

28/06/2023

Maxwell Duncan
Northern Beaches Council

Subject: Objection to Proposed DA - DA2023/0617 - 22 & 24 Angle St, Balgowlah

Dear Mr Duncan,

Thankyou for the opportunity to make this submission.

I am writing to formally object to the proposed dwelling project - DA2023/0617, which seeks to violate the R1 Zoning, and several sections under multiple acts, regulations and control plans to construct eight apartments. As a concerned resident of the Northern Beaches, I believe that this proposal is not in line with the existing zoning regulations, would have detrimental effects on our community and its character, and would set a dangerous precedent triggering further non-compliant, deleterious developments.

There are many reasons why the subject proposal should be rejected:

Violation of Zoning Regulations: The R1 Residential Zoning area has many specific regulations in place to ensure the preservation of the residential character and to control the intensity of development. The proposed FSR of 0.95:1 significantly exceeds the prescribed limit of 0.5:1, undermining the purpose of the zoning regulations. Granting such a substantial variation would set an unfavorable precedent and erode the integrity of the zoning framework.

Density and Overdevelopment: The excessive FSR proposed in the application would result in an uncharacteristic density and overdevelopment for the residential area. This would have negative implications for the overall ambiance, privacy, and quality of life for the existing residents in the neighbourhood. It is important to preserve the low-density nature of the area to maintain its desirability and livability.

Environmental Concerns: The construction of this large-scale development will result in the removal of large trees and destruction of natural public and private fauna habitat.

Loss of Privacy and Amenity: The proposed project's scale and density would result in a loss of privacy for neighbouring properties. Further, the increased height and proximity of the apartments compromises sunlight, overshadowing adjacent homes and reducing the

overall amenity of the area.

I respectfully request that the Northern Beaches Council prioritise the interests and concerns of the existing residents and the long-term sustainability of our community over potential short-term entrepreneurial gains, and reject the subject application.

Thank you for your time and consideration.

Yours sincerely,

Peter L'Green

B.Comm LL.B

1 Shore Brace

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