
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 14/06/2023 11:33:12 AM
To: DA Submission Mailbox
Subject: Online Submission

14/06/2023

MR Benjamin Preston
16 / 14 Angle ST
Balgowlah NSW 2093
[REDACTED]

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

To whom it may concern,

I, Benjamin Preston, of 16 Angle Street, object to this submission under Manly LEP 2013 and Manly DCP 2013.

I believe this will create a significant safety issue for the many babies and young kids in the area. Angle Street is already jam-packed with constant traffic in and out of what is meant to be a residential road. I can't imagine how it will be safe for families with children who play outside with additional construction and large vehicles.

In addition:

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.