

Objection to Application Number: DA2023/0617

Submission by Ms Yvonne Mckinlay 1,72a West Street Balgowlah NSW 2093

Summary

I believe this redevelopment is not in the community's best interests as it is an overdevelopment of the two blocks and is non-compliant with many legislative requirements outlined in our Body Corporate report submitted by Karen Buckingham Town Planner.

I live at 1/72a West Street, and I am writing this objection submission to application **DA2023/0617** based on my perspective and the impact this redevelopment will have on the community where I have lived for over 12 years and me.

Apart from the noise and vibration, the redevelopment extending south to Sydney Road will significantly impact my light and privacy. I am concerned about the accuracy of the drawings **DA2023/0617** as the drawings do not show my courtyard.

I would also like the council to check that the house at 24 Angle street has no historical significance to the region as it was built in 1925.

The personal issues I want to raise are:

- **Connecting the community**
- **Car Park, safety risks, excavation, and impact on working from home.**
- **Density and Floor Space Ratio (FSR)**

Connecting the community

Balgowlah is a village, and DA2023/0617 is at the end of Angle Street, a cul-de-sac with a turning circle for residents. The road was blocked off when Stockland's was built. The pathway from West Street goes past my courtyard on the left, which *appears to be missing from any of the drawings of DA2023/0617* and then forks at the location of the DA (Figure 1), where it goes left for Stockland's and right to Sydney road.

Figure 1 Pathway and reserve Angle Street and Sydney Road



Our residents and school children use this pathway, and it was designed to make walking safer and connect our community to Stocklands and Schools (Manly West, Balgowlah Boys), which is part of the Northern Beaches Councils Foot Path Program objectives, *'creating connections to where people want to go'*.

Local children play on the reserve (Public green space), which is at the end of the cul-de-sac, and it is also used for an informal gathering of neighbours at Christmas, which is part of connecting our communities.

During COVID-19 restrictions, this reserve acted as a place where people could connect with their neighbours in open spaces and check in and support each other during challenging times. It is also a spot where neighbours stop to chat and connect.

I am concerned that the redevelopment will reduce residents' access to the reserve for a protracted period and is not in the community's best interests. It is also a safety risk that will be expanded on below.

Car park, safety risks, excavation and impact on working from home.

The car park entry to the redevelopment will be on a narrow-shared footpath that currently provides for **one dwelling to have access**. The increase in cars requiring access to the development (16) ***will not make walking safer for Northern Beaches residents*** but instead be a safety hazard for pedestrians of all ages.

The Preliminary Geotechnical Report is a desk top audit with no sampling and states on page 6 that *"Rock is expected to be encountered at a relatively shallow depth across the proposed bulk excavation level"* I have concerns about the underground carpark, **which will require extensive excavation**. The noise and vibration risk and environmental effects will be significant to me and the surrounding properties

The **DA2023/0617 Environmental Effects document** shows pictures of 20 Angle Street on page 6, four levels. There is no underground parking. The units are built on Angle Street's natural landscape, a gradual slope east.

Like many residents, hybrid work models have been commonplace since the pandemic, and *'working from home'* is the norm. Apart from the noise and vibration, the redevelopment extending south to Sydney Road will significantly impact my light and privacy.

I have light in my kitchen and courtyard; I can see Jacaranda and Macadamia trees and greenery, essential for physical and mental health and supported by research. I have included a picture looking west to show my courtyard position behind the curved wall. (Figure 2)

Figure 2 1/72a West Street Courtyard.



Density and Floor Space Ratio (FSR)

The standard letter by the Architects, **page 6, compares the FSR with our building 72A + 72B West Street**. The density of our units is more significant than quoted as our land size is above 600m². Also, the comparison highlights that our properties have 25% more FSR and smaller units are being created to fund the development.

The proposed density is not contextually appropriate as the buildings to the east of the redevelopment are a mixture of houses and units. No pictures have been supplied as this doesn't serve the developer's purpose. As previously stated, Angle Street slopes to the east, so the three-level buildings are within the natural landscape and do not have underground parking.

The aerial shot with the red markings to the west of West Street gives a skewed view of the area and the zones.