
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

15/06/2023

MRS Jessica Clancy
7 Angle ST
Balgowlah NSW 2093
[REDACTED]

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

RE: DA2023/0617 (22 and 24 Angle Street BALGOWLAH NSW 2093)

I am writing to object to this development proposal. Refer below for my main concerns:

1. Safety concerns

- Angle Street is a quiet residential street with a cul de sac. We have 3 small children that play in the park area at the end of the cul de sac. I am concerned that the proposed development includes vehicle access to the basement carpark from Angle Street (across a shared pedestrian footpath). This would greatly increase the level of vehicles in the street.
- The proposed development is built directly up to the shared footpath. This is used regularly by locals to walk from Sydney Road through to Woodlands St (and the side access of Stocklands Shopping Centre). Many school kids walk through this cul de sac (from St Cecilia's and Balgowlah Boys High).

2. Bulk and Scale

- The size of the proposed development is significantly larger than the other houses in Angle Street.
- I am concerned that the building would overlook nearby houses.
- I am also concerned that there would be a lot of noise during the construction phase and also an increased level of noise from 8 apartments that would travel down the street.

3. Compliance issues

- the development is non-compliant against the following:

Manly LEP 2013:

4.3 - maximum height is 8.5m. Actual is 9.2m.

4.4 - floor space ratio is 0.95:1. Actual is 0.5:1.

Manly DCP 2013:

4.1.1.1 - minimum residential density is 300 sqm. Actual is 102 sqm.

Kind regards
Jessica