
From: Peter L'Green
Sent: 4/12/2023 4:52:10 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection: DA2023/0617 - 22-24 Angle Street, Balgowlah

Peter L'Green
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Avalon Beach, 2107

December 4, 2023

Claire Ryan
Northern Beaches Council

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

Dear Ms Ryan,

I am writing again to formally object to the proposed DA2023/0617 as amended.

The Applicant has had the benefit of reviewing the directions outlined in '*Design and Sustainability Advisory Panel Report - DA2023061*' for this neighbourhood. Yet, the amended proposal continues to propose numerous violations of applicable regulations (including Manly LEP 2013), and to ignore the impact on nearby private properties and the local area. If approved, it would have significant detrimental effects on this community and its character.

More specifically, the following concerns outlined in my previous correspondence remain:

Violation of Zoning Regulations: The R1 Residential Zoning area has specific regulations in place to ensure the preservation of the residential character and to control the intensity of development. In particular, the amended proposed FSR of 0.82:1 significantly exceeds the prescribed limit of 0.5:1. Granting such a substantial variation would set an ugly precedent and erode the integrity of the zoning framework.

Excessive Density and Overdevelopment: The materially excessive FSR proposed would result in an uncharacteristic density and overdevelopment for this residential area. The proposed site area per unit is 139sqm vastly exceeds the minimum density requirements directed by Council of 300sqm per unit. Again, approval would set a

dangerous precedent. This would also have significant negative implications for the overall ambiance, privacy, and quality of life for the existing residents in the neighbourhood.

Environmental Concerns: The construction of the non-compliant large-scale over-development proposed would result in the removal of precious mature trees and destruction of the already scarce public flora and fauna habitat, and of the shared pedestrian walkway.

Loss of Privacy and Amenity: The proposed project's massively non-compliant scale and density will result in a loss of privacy for neighbouring properties. In particular, it is noted that the single dwelling at 72 West Street, would now have 6 floor to ceiling glass terraces overlooking their home and backyard. The proximity and bulk of the development also compromises sunlight, overshadows adjacent homes and reduces the overall amenity of the area.

I again respectfully request that Council reject this severely non-compliant amended proposed development. I urge you to prioritise the interests and concerns of the existing residents and the long-term sustainability of our community over potential short-term entrepreneurial gains.

I appreciate your attention to this objection and trust that Council will make a fair and informed decision.

Thank you for your time and consideration.

Yours sincerely,

Peter L'Green