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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**Subject:** TRIMMED: Online Submission

16/06/2023

MR Peter OBrien  
5 / 14 - 18 Angle ST  
Balgowlah NSW 2093  
[REDACTED]

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

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I, Peter O'Brien, of Unit 5 14-18 Angle St, object to this development proposal (DA2023/0617 - 22 & 24 Angle Street).

This submission details the grounds on which I object under Manly LEP 2013 and Manly DCP 2013.

Councils planning controls have been designed to set minimum standards for developments and in my view non-compliant developments should not be approved unless there is a strong public interest reason override the planning controls.

In addition to the numerous issues of non-compliance with Manly LEP 2013 and Manly DCP 2013, my main concern is in regard to public safety. The proposed building will place pressure on an already crowded narrow cul-de-sac. The street has unrestricted parking and is used by employees and customers of the nearby shopping centre. There is a very limited turning area which requires large vehicles such as garbage trucks having to reverse up the street which is dangerous and also causes delays for residents trying to access their homes.

Angle St is heavily used by pedestrians, particularly by children from the nearby schools. Vehicle access to the property will be by cars driving along what is essentially a footpath. This will be inherently dangerous for pedestrians, cyclists and residents using the driveway to 20 Angle St.

In my view the development will adversely affect amenity and safety at the adjacent public space that is regularly used as a childrens play area and communal activities.

I believe this non-compliant development is entrepreneurial undertaking which does nothing to serve the public interest and should be rejected.

Peter O'Brien