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Subject: Online Submission

20/09/2021

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RE: REV2021/0034 - 231 Whale Beach Road WHALE BEACH NSW 2107

Regarding the Whale Beach development, I can appreciate that the existing building is an eyesore & requires development of some sort.

My primary concerns remain:

1. Bringing in extra traffic to the area - at what point do we say enough is enough? The access roads cannot keep supporting increased access - it is already a busy thoroughfare, single lane traffic at best. In busy summer holidays & summer weekends, it will be intolerable for residents. I don't believe we can keep allowing these multi occupancy dwellings in areas that cannot support them, and I caution against setting a precedent with this development, for future applications that no doubt will be made for other property development in the area.
2. Parking - I question the validity of the "Parking Survey", the reports were conducted on Sept 7, and Sept 21, 2019 - this is not peak summer where we see the highest volumes of traffic, the weather on those days in question were 18-22 degrees C - which we can conclude would not model traffic conditions of a high summer day of 28-35+ degrees C, November to February. It feels like this study was an attempt to misrepresent the Summer parking & traffic reality we all experience living in the Avalon-Palm Beach area. The fact that the study concludes there is ample parking, that this a survey to base this report on, when it is in fact a sample of 2 is not a genuine attempt to review the facts. Please rigourously explore this topic, with appropriate research & a sample of data greater than 2.
3. Aesthetic - the Whale Beach Rd Cafe & buildings have a charm that is in keeping with the environment - what has been presented in these plans is unattractive, modern and not in keeping with the overall aesthetic. Again, to my earlier point - what we allow to be built will become the new benchmark, therefore please ensure that the aesthetic is retained.
4. High Occupancy Dwelling - this building will service 3 Retail sites and 5 Residential sites. This site does not lend itself to a high occupancy dwelling - perhaps 2 dwellings at most, but this area cannot support high occupancy. The onsite parking does not adequately cover the reality of what will be required, if every household has 2-3 vehicles, 1 visitor each, retail parking etc etc. There is simply not enough room in the surrounding roads to accomodate this. Beach parking spaces is not the answer.

I empathise with the owners who I understand are wanting to secure this property for their family and future - we support an updated single family dwelling that is in keeping with the environment.

We don't support this proposal as it stands - it is not appropriate for the location of the land.

Thank you.