
From: Noel and Donna McIntosh
Sent: 14/06/2023 10:48:40 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: OBJECTIONS TO Application Number: DA2023/0607. 173&
175 Whale Beach Road WHALE BEACH NSW 2107
Attachments: DA173WhaleBeachRdObjectionLetter.docx;

Dear Sir/Madam
Thank you for your Notice of Development.

Attached is our Objection to the above DA.

Yours faithfully

Noel McIntosh

Noel McIntosh
124 Whale Beach Rd
WHALE BEACH 2107

124 Whale Beach Rd,
WHALE BEACH 2107

10th June, 2023

OBJECTIONS TO Application Number: DA2023/0607. 173& 175 Whale Beach Road
WHALE BEACH NSW 2107

Dear Sir/Madam

We object to DA2023/0607 for the following reasons.

OBJECTION: Visual amenity will be destroyed for years by massive construction cranes.

During the construction the crane or cranes will have a major impact on our home, because they will be a blight on our beautiful ocean views and distant headlands.

The value of clear, open Northern Beaches ocean views is reputed to be 40% of land value.

Despite our property, on the opposite side of Whale Beach Road, sitting higher than the road the cranes will tower above the horizon and will ruin our views.

Cranes should be low in height or should be limited to 12 months. On easy sites like this, construction used to be done without cranes.

OBJECTION: REQUEST TO VARY A DEVELOPMENT STANDARD –

objection clause 4.6 should be refused because it does not allow for the reasonable sharing of street views,.

It will destroy the visual amenity of walkers along WB Road and fails the View Sharing test.

There is no Equitable preservation of views and vistas to and/or from public/private places

The plan worsens the street frontages and pedestrian amenity.

OBJECTION: The garages have an unnecessary high peaked triangular roof and block the street view of the ocean.

The proposed development does not sit harmoniously in the streetscape because the garage and entrances structures protrude beyond the prescribed envelope, are excessively high and bulky from Whale Beach Road.

Parking structures are the dominant site feature

It detracts from pedestrian amenity

The garage doors and structure hugely block the views through the structure, not seen on elevated garages along Whale Beach Road, except for a few bad examples. They are not “largely transparent” when viewed from a public place.

The site will look bleak after the removal of 3 large fig trees on Council land.

The ocean views from the street will be destroyed.

OBJECTION:

Traffic control and impact of material deliveries and tradesmen vehicles during construction has not been addressed. There will be a massive disruption of neighbourhood parking and vehicle movement unless this is managed within reasonable neighbourhood expectations.

There is no construction plan or proposed traffic and parking congestion plan for the construction period.

We haven't been given the opportunity to discuss these issues with the developer.

PLANNING OFFICER SITE VISIT INVITATION.

We would welcome a site visit to witness the issues.

We are 30-year residents of Whale Beach.

Yours faithfully

Noel & Donna McIntosh

