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**Sent:** 1/06/2020 5:15:47 PM  
**Subject:** Online Submission

01/06/2020

MR Jon Pratten  
4 Malo Road ST  
Whale beach NSW 2107  
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**RE: DA2020/0442 - 231 Whale Beach Road WHALE BEACH NSW 2107**

I am a long term land owner and resident at Whale Beach.

I wish to object to the proposed development at 231 Whale Beach Road on the following grounds:

- The development is out of scale with the residential neighbourhood of the beach amphitheatre. It will represent an unacceptable bulk in a central position over the beach, thus reducing the amenity and pleasure of using the beach.
- The retail area parking provision for the development is small and difficult to access. There appears no provision to ensure that the retail parking is in any way limited to retail customers or limited in time. It will result in further congestion in parking on the beach Strand and Whale Beach Road.
- The building frontage onto Whale Beach Road is significantly higher than the existing building, resulting in significant loss of view and amenity for the neighbours on the west side of Whale Beach Road.
- The Surf Road access to the beach is already busy with foot and vehicle traffic. It includes blind corners and is unacceptably dangerous for the many pedestrians that use it daily. The development will increase the volume of traffic in Surf Road and the associated risk of accident and injury.
- I have the long term understanding that the existing development at 231 Whale Beach Road was not approved by Northern Beaches Council nor its predecessors. The current proposal should be compared against what would have been acceptable then, not what was actually built.