
Sent: 5/06/2020 12:15:02 PM
Subject: Re DA 2020/0442 231 Whale Beach Road, Whale Beach
Attachments: Submission to Northern Beaches Council 200605.docx;

Please accept our submission for this property

Sincerely

Eve Molyneux

Eve Molyneux
26 The Strand
Whale Beach
2107

Dear Sir or Madam

Proposed Development - 231 Whale Beach Road, Whale Beach

DA 2020/0442

We live almost directly below the proposed development, and while we welcome the upgrade of the present building, and the retention of the café area for locals and others to enjoy, we are concerned at the sheer bulk and design of the building

We are also concerned about the location of the garbage storage facilities, their proximity to our property and related amenity impacts, and importantly, we believe the proposal is out of character with the local area and not consistent with the beachside village of Whale Beach.

However, our greatest concern is the access to Surf Road from the two garages incorporated into the design, being right at the bend coming from the beach, which part of the road is used by pedestrians as access to the beach as there is no footpath at that point. We understand that the plan includes parking spaces for 21 cars, and we are advised that the LEP does not permit two driveways on a site less than 30 metres frontage to the street.....and this site has only about 15 metres, making the plan non compliant.

The overall intensity of the proposed development and its bulk and scale, we believe, are out of character with the beachside location and Council's Palm Beach Locality controls. The built form incorporates insufficient stepping down the slope and does not minimise bulk and scale resulting in a building significantly greater than surrounding buildings and having an overbearing impact when viewed from our property and from Surf Road, in particular. It's bulk is emphasised by it being depicted as being a white building.....very much more suited to Surfers Paradise than Whale Beach village.

The proposed development will not achieve the village character sought by Council's controls as a result of its excessive bulk and scale, its design and lack of landscaping and will not complement the character of the beachside location.

Our assessment has concluded that the proposal in its current form would have an unreasonable and significant adverse impact on the locality, has non complying twin driveways and other deficiencies, and therefore the application should be refused.

Yours Sincerely

Eve Molyneux