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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 16/06/2023 11:56:57 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

16/06/2023

MRS Brita Benjamin  
169 Whale Beach rd ST  
Whale Beach NSW 2107  
[REDACTED]

**RE: DA2023/0607 - 175 Whale Beach Road WHALE BEACH NSW 2107**

Whom It May Concern,

I am writing to object to Development Application (DA) 2023/0607, which proposes to convert the current one residence on two titles to 3 residences on 3 titles in Whale Beach, Sydney.

I have several concerns about this development, including:

The DA notice was displayed for less than the required period of time. I calculated that the notice was only displayed for two half days, which is not enough time for all of the affected residents to be aware of the development.

Council did not adequately notify their neighbors of the development. There were no height poles or other signs to indicate that the development was taking place.

The site is not suitable for the scale or size of three residences of four storeys and three pools.

The site is located on a steep hill, and the narrow roads in the area are already congested.

Adding three more residences to the area will only make traffic and parking worse.

The neighboring house is wrongly stated as one storey. The neighboring house is actually two storeys.

The height limits are breached/ foreshore building line breached by deck/swimming pools. The proposed development would exceed the height limits for the area. The separation between houses and voids for plantings are small, blocking the view corridors.

The loss of parking amenities. This development takes away the last street parking area between the property and the corner of Malo and Whale Beach rd. Adding two houses to this site further increases pressure on traffic/ parking on an already stressed area.

The cost of the proposed development is substantially undervalued at \$6,934,965. The actual cost of the development is likely to be much higher, and the developer should be required to pay for any additional costs that are incurred.

Clearing this whole site of vegetation and wildlife. The proposed development would clear the entire site of vegetation, which would destroy the habitat of many animals in the area.

The proposed development would be a commercial development, which is not appropriate for this residential neighborhood.

I urge you to reject DA 2023/0607. This development is not in the best interests of the community, and it would have a negative impact on the environment and the quality of life for residents in the area.

Thank you for your time and consideration.

Sincerely,  
[Your Name]

Enter a prompt here