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**Sent:** 4/06/2020 12:45:10 PM  
**Subject:** Online Submission

04/06/2020

MR John Charles Gorman  
- 11 Morella RD  
Whale Beach NSW 2107  
charlesgorman65@gmail.com

**RE: DA2020/0442 - 231 Whale Beach Road WHALE BEACH NSW 2107**

To Whom it may concern,

I am writing to object to the proposed development at 231 Whale Beach Road.

While I believe that the site is in need of redevelopment the proposed build is excessive and appears to be non-compliant in numerous areas.

I have been a resident of Whale Beach since 2009 and am not against appropriate building and development in the area. However, this proposed development is out of all proportion with any of those previously observed.

The specific areas which I would like to address include:

View Sharing, from my read the elevation would appear to be above that permitted and both higher and wider than the existing building (additionally I understand that the existing building was non-compliant when originally erected). It would therefore substantially limit our views of the beach below, height poles should be erected to show the exact impact of this, which I expect is widespread along both Morella and Whale Beach Roads.

Scale, The proposal is out of proportion and not in keeping with the aesthetic of the area.

Traffic and safety:

The area has limited parking and the streetscape is very narrow, a development such as this would create further congestion and be a risk to pedestrians, in particular children, on both Whale Beach Road and the lower part of Surf Road. Parking is already impossible in summer and would be worsened by this proposal.

In summary I would support a smaller and more appropriate redevelopment of this site, I would urge council to reject the proposal in its current form and seek from the applicant a significantly modified plan that is appropriate for the area.