



7th October 2021

Ms Rebecca Englund
Northern Beaches Council
By email:
council@northernbeaches.nsw.gov.au
Rebecca.Englund@northernbeaches.nsw.gov.au

231 WHALE BEACH ROAD, WHALE BEACH NSW 2107 SECTION 8.2(1a) REVIEW No: REV2021/0034

Dear Rebecca,

Please find attached amended documentation addressing the issues raised by Council on 22nd September 2021 including the location of the driveway and the coastal planning level.

The attached letter from Cardno demonstrates that the proposal meets the assessed coastal planning level and that there will be no likelihood of wave run-up entering the car-park area at 2121.

Following extensive investigation of options and taking on board both public submissions and Council referrals, we provide the attached revised documentation.

The best option to provide a fully compliant driveway to the site which meets the coastal planning level and maintains a pedestrian accessible ground floor level was to raise the basement floor level and eliminate the car stackers.

This results in 14 parking spaces comprising 10 residential spaces, 3 retail spaces and 1 visitor / disabled parking space. This is 8 spaces less than the number required by Section B6.3 of the PDCP, however we believe that it meets the outcomes of this section for the following reasons:

- The proposal provides an adequate number of parking and service spaces that meets the demands generated by the development when the surrounding number of public parking spaces is taken into account.
- The proposal provides functional parking to a basement area that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety. On grade parking spaces are preferable to car stackers and the proposal provides the maximum number of on grade parking spaces with a compliant single driveway on this constrained site.
- The proposal provides safe and convenient parking.
- The existing café, which currently has no parking spaces, is relocated in the proposal from Whale Beach Road to Surf Road, closer to the beach where the demand for services is generated, and the readily available parking bays in the beach carpark.
- The majority of people visiting the retail venues in the proposed development will be in the area for other purposes such as visiting the beach, for which parking is already provided.

RICHARD COLE ARCHITECTURE

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e mailto:richard@richardcolearchitecture.com.au
w www.richardcolearchitecture.com.au

- Retail customers are very reluctant to use basement parking areas when nearby on-grade spaces are available so demand for basement retail parking is expected to be low.
- The fewer car movements in and out of the site results in a safer outcome for pedestrians crossing the driveway.
- The proposal reduces the extent of excavation by 960 cubic metres. Excavation is reduced by 1.330m metres throughout the basement and 2.5 metres in the areas of the car stackers.
- An additional street parking bay has been provided on Surf Road, providing four spaces in this area.
- The parking study demonstrated an abundance of free parking spaces nearby.
- The amended design results in a smaller overall building footprint and more overall landscaped area as a result.

Please do not hesitate to contact the office if you have any queries.

Yours faithfully,



Richard Cole
RICHARD COLE ARCHITECTURE