
Sent: 26/04/2022 10:00:49 AM
Subject: Whale Beach - Council Submission re MOD 2021/0983

Attention: Anne-Marie Young

Dear Ms. Young,

RE: MOD 2021/0983
231 Whale Beach Road, WHALE BEACH

We have looked at the proposed amendments by the Applicant to the conditions of consent and request that the new amendments be denied:

Parking

The new modifications suggest a near tripling of the capacity of the cafe on Surf Road. The number of parking spaces on the development site hasn't been increased and will place huge extra pressure on the existing Whale Beach public car park which itself is already under massive pressure with beach goers. A bigger capacity will also require more staff, more deliveries of supplies and, if they plan on running a delivery service themselves, more food couriers. Given the lack of parking in Whale Beach Road, the existing strain on parking in the area and the totally inadequate parking in this DA the impost on public parking and amenity at the beach from this proposed amendment is unacceptable.

Safety concerns

At the moment, even without the additional people that this proposed development will bring to the Whale Beach precinct, it can be very dangerous for drivers and pedestrians alike with limited foot access to the beach, cars parking in neighbouring streets and cars being unable to negotiate the turn in and out of the Surf Road/beach access access point safely. The requested additional café capacity will significantly exacerbate the significant safety issues that already exist and road and pedestrian incidents are very likely in our view.

Noise issues

We don't understand how this application could possibly proceed when the architect notes in their report that "The updated acoustic report did not specifically address the increase in patron numbers". As noted above the modifications seek to nearly triple the capacity - how could this modification be considered by Council without a noise impact update to take account of the proposed capacity increase?

In summary we believe the proposed modification to significantly increase capacity of the café will create significant parking, safety and noise issues. In addition to increased congestion in an area already suffering from congestion issues we are also concerned that our ability to use the beach parking for actually going to the beach will be severely curtailed and significantly reduce the amenity of the beach for local residents.

Kind Regards,
Cara and Duncan Mclennan

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