
Sent: 28/03/2022 11:37:23 AM
Subject: Objection to 231 Whale beach Rd Mod 2021/0983
Attachments: Northern Beaches Mod 20210983 letter.docx;

Trish O'Grady

Acting Executive Officer

Office of the Mayor

t 02 8495 6519 m 0466 141 253

trish.ogrady@northernbeaches.nsw.gov.au

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beaches
council

From: Trish O'Grady
Sent: Monday, 28 March 2022 11:37 AM
To: trevorjharrison70@gmail.com
Subject: Objection to 231 Whale beach Rd Mod 2021/0983

Dear Mr Harrison

The Mayor has received and noted your objections. He has referred your correspondence to the Director Planning & Place for her attention.

Kind regards

Trish O'Grady

Acting Executive Officer

Office of the Mayor

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From: trevor harrison <trevorjharrison70@gmail.com>
Sent: Sunday, 27 March 2022 3:23 PM
To: Louise Kerr <Louise.Kerr@northernbeaches.nsw.gov.au>; Michael Regan <Michael.Regan@northernbeaches.nsw.gov.au>
Subject: Objection to 231 Whale beach Rd Mod 2021/0983

Dear Louise and Michael,

Hopefully you can find a few minutes to read the attached letter detailing my objections to the modified DA 2021/0983 for 231 Whale Beach Rd.

If it's too big an ask please refer to the section on the inevitable parking difficulties, congestion, and most probably car accidents and attendant distress labelled **A New Definition of Insanity**.

Yours sincerely
Trevor Harrison

Trevor Harrison
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(+61) 0 418 442288

Northern Beaches Council
PO Box 82
MANLY NSW. 1655

Re: Planning Section 455 Modifications Mod 2021/0983
Attention: Anne Marie Young

The character of the place...

I have been a resident of Surf Rd Whale Beach for 47 years. In that time I have seen all available blocks built on, holiday beach shacks replaced largely by discreet scale houses, but the odd concrete ego erection approved with a seeming lack of understanding of the area's character.

Our area of Surf Rd has retained much of its original built character. Our own house is a late '50s Bill Lucas design (from the mid-century Sydney Modern school), on SydU architecture syllabus up through the 80s, and worthy of heritage. Next door is a 60s Pettit and Sevitt build. Both have been renovated without losing their design form. Other neighbouring houses sit discreetly in the environment, in bush, without fences, and below the tree canopy.

We on Surf Road have long valued the public service provided by the Surf Club and the commercial offers on Whale Beach Rd, for long a corner store, thence a café/deli. But we also recognise the poor state of repair the building housing the latter has fallen, and agree there's a need for renewal, even rebuild.

231 Whale beach Rd...

When the first DA went public I, along with most of the residents, objected to its bulk, view-destroying height, and built form. It was totally out of proportion and out of character with the area, its history, ambience and built environment. And it did zilch to protect any biodiversity.

Importantly, it would have resulted in traffic volumes and movements that led to congestion, insufficient parking, and endangered pedestrians accessing the beach. (Many people – kids, the aged, mothers with prams, and more - access the beach by foot, on a section of Surf Rd which requires constant vigilance.)

The modified DA answer to a certain extent some of these issues. It's still bulky, and we still have questions of its built form...the last thing we want is a sore thumb shiny concrete, steel and glass edifice reflecting blinding rays on pedestrians and beachgoers. Literally, sticking that sore thumb up residents' noses.

But what it doesn't address are the traffic issues. Indeed, it exacerbates the problems.

And this is where the rubber hits the bitumen...

A new definition of insanity...

In my 47 years on Surf Rd the traffic has become busier, bigger-sized and faster. The recent spate of renovations has led to an influx of speed dial tradies in oversized utes and SUVs rushing to and from work, taking up limited street parking, both legal and illegal.

Beach weather weekends sees all available parking in The Strand carpark and surrounding streets occupied.

In that same 47 years both Whale Beach and Surf Rds have become, in effect, single lane throughways. These are the only access points for the intended redevelopment at 231.

Yet this development provides no parking for its proposed 188 seat restaurant and 78 seat deli!

Insane, no?

Underwriting this loss of faculties is the expectation that a restaurant of this size on this site would do any business other than on weekends. Perhaps that's the intent, not so much a weekday resto as a weekend wedding venue, competing against Moby's surf club venue. In the likely event both were booked at the same time, the resultant 300 plus patrons would provide a parking ticket bonanza for the Council. And deprive residents of any available street parking for kilometres, including The Strand carpark, full most weekends.

End-of-function traffic congestion would be a lay down misere. On summer beach days it can already take an hour to get through Avalon...add 30 minutes to that, just to reach Barrenjoey Rd.

Yep, insane.

Did I hear someone mention ambience?

We do like the quiet calm leafy-beachy character of Whale Beach...its so-called ambience, part of the character of the place.

This, perhaps, is something of a woke concept for development adjudicators, but it's an objective any restaurateur or café owner strives to integrate into their offer.

Ambience is commented on by restaurant reviewers, is promoted by owners, and enjoyed by patrons. Yet here the proposed application would deliver the pernicious irony of (potentially) creating ambience on the inside whilst definitely destroying it on the outside.

In conclusion...

This missive has said a bit about character of place and ambience. I know it's not input into any adjudication...but it's what our community values, holds dear, and wishes to maintain. Along with our views and our trees.

If Council does want a reason to stop or modify this development, please refer to the section on parking headed **A new definition of insanity**.

I hereby recommend that Council totally reject this Mod 2021/0983.

Yours sincerely,

Trevor Harrison

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PS: In the late 1980s Moby's was a Fri-Sun late night music club venue for local youth and punters from out of area. On closing time, around midnight became it became a noisy, occasionally dangerous, and heavy traffic zone. Residents complained, and with the help of the Police Force, implemented breathalysers on Whale Beach Rd near Rayner, and on Barrenjoey Rd. The club was soon stopped. Presumably this resident-Police cooperation remains a valid response to similar unruliness.