
Sent: 3/06/2020 1:43:34 PM
Subject: Online Submission

03/06/2020

Select... Virginia and Gerald Stack
202 Whale Beach RD
WHALE BEACH NSW 2107
viriniastack@bigpond.com

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

2 June 2020

The General Manager
Northern Beaches Council
By email: council@northernbeaches.nsw.gov.au

Dear Sir/Madam,

Attention: Lashta Haidari

Re: DA2020/442
231 Whale Beach Road, Whale Beach

We are the owners of 202 Whale Beach Road, Whale Beach which is opposite the proposed development. We were disappointed that we were not notified by Council about this development as it will directly affect our property and our amenity of the property. We wish to be informed on any further matters which might arise in relation to this application.

We have had an opportunity to examine the proposed plans carefully and arranged a meeting with the Applicant's architect in order to be completely objective and make our own determination as to what we perceive to be the likely impacts of this development on the Whale Beach village atmosphere and our property.

We agree that the current apartment block is an eyesore and the building itself is dangerous and therefore an appropriate development is necessary to occur in its place. However, we believe that the proposed development is not in keeping with the very special, mostly undeveloped character of Whale Beach (the subject property being one commercial property on Whale Beach the other being the Surf Club). The huge amount of excavation required for this development will greatly increase the bulk of the building and is therefore not appropriate for this steep site. Consequently, it is in breach of SEPP (Coastal Management) Act 2018 as this proposed development is likely to cause a detrimental impact on the visual amenity and scenic qualities of the coast and has not been designed to avoid such an adverse impact.

We further note that if the proposed development had greater setbacks this would alleviate many of the concerns of the adjoining residents and would allow greater landscaping which the current DA does not have. By allowing these greater setbacks and promoting landscaping this will assist in satisfying the DCP which would "soften and complement the built form".

The present Development Application is bulky and excessive which is also in contravention of the Council's DCP and does not adhere to the goal of the DCP being to "minimise any visual impact on the natural environment when viewed from the waterway, road or public reserve". We believe that this proposed development would contravene this goal when viewed from Whale Beach Road and from the beachfront. We would request that the Council requires that the Applicant erect height poles in order for us (and other affected parties) to objectively assess exactly the extent of the view loss which we currently enjoy from our property.

Being a much smaller beach than the adjoining beaches and having very limited parking spaces we do not believe that Whale Beach is capable of supporting two more retail enterprises than currently exist. At present there are two small offices and one medium sized café which suits the area well. Whale Beach Road, which is the only thoroughfare to the beach and to this proposed development, is extremely narrow and often two cars are not able to pass, especially if there is a parked car on the road. With a higher concentration of traffic, which will presumably arise due to this development, and a very sharp hairpin corner adjacent to the development we believe there are major safety issues which will arise. At present there are not any retail premises on the beachfront.

We believe that if the Applicant submitted an amended Development Application which addresses the residents' concerns and erects height poles this would be beneficial to everyone involved and will assist in creating a harmonious, sympathetic environment. There is an extremely large number of submissions from concerned residents and we respectfully request that the Council consider these when making their Determination.

Kind Regards,
Virginia & Gerald Stack