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Subject: Online Submission

03/06/2020

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

I've been living permanently at Palm Beach since the 1990s. The natural beauty of the Whale Beach and Palm Beach areas has always been the attraction for living in the area. I am therefore opposed to the proposed development.

I note that the building sits at the gateway to Whale Beach, and will overpower its locale and bring a strong commercial emphasis to the beachfront.

These are the issues that concern me.

- a) Scale - The proposed building is far too big for its site. It will be visible from most areas of the beach and is out of keeping with most other properties along The Strand.
- b) Materials - People come to Whale and Palm Beach for its natural beauty. Overuse of concrete for the proposed building is confronting when softer, more natural materials, could have been chosen. Similarly, there are too many hard-paved surfaces.
- c) Insufficient areas for planting - In keeping with its locale, provision should be made for much more planting, including advanced trees. Having a few plants on balconies is not sufficient.
- d) Traffic management - Traffic along Whale Beach Road, Surf Road and The Strand is very congested for much of the year and I believe that this development will add greatly to the congestion.
- e) Overshadowing - It is hard to reconcile the indicative shadow diagrams with the scale of the building as proposed and the large footprint it makes on its site.
- f) Encroachment - To achieve the design as set out in the DA, it appears that an unacceptable level of encroachment has taken place.