

---

**Sent:** 20/09/2021 12:07:14 AM  
**Subject:** Online Submission

20/09/2021

MRS Morgan Webster  
- 194 Whale Beach RD  
Whale Beach NSW 2107  
M-Webster1@live.com.au

**RE: REV2021/0034 - 231 Whale Beach Road WHALE BEACH NSW 2107**

To the assessing officer,

I have read the submission thoroughly and I strongly OPPOSE the current DA for this address.

Although the developer has made some modifications since his initial attempt, it is still clear he is overdeveloping the current site, specifically the height and scope of the build. As direct neighbours to this property, we will have a significant LOSS of visual line towards the beach due to his extension on the upper level. By extending across to the northern roofline he is taking away the only small piece of view we have, and leaving us to stare at his concrete lego brick all day long.

For someone who has lived in this house for 38yrs and has enjoyed the small slice of paradise we get to share with the other neighbours and locals, I am sooo incredibly disappointed that such a 'community man' has yet to reach out to his neighbours and discuss the impact of his build on those that will be staring at it all day long. All it takes is a conversation.

Not only is this development grossly oversized for the site, I am gravely concerned for the impact on the ecosystem, with the run off into our beautiful beach and ocean. On top of that the significant impact on the local streets, with already very little parking available to residents and now extra cars to access the cafe and 'neighbour hood retail centre' which clearly isn't defined and appears to be another way to reposition the word cafe as we have been advised by numerous people associated with the lease.

With the number of people walking down surf road to access the beach, how is such a busy development going to manage the flow of traffic both cars and people, it won't be long before someone is hit and killed trying to cross on such a narrow, blind corner. Better judgement should have been given to the access and pedestrians. I can only hope he takes this into consideration with his development before it occurs.

Also please clarify how 18 car spaces, with the majority of those used in a car stacker (which we all know will be under utilised and no doubt have constant mechanical failures due to the exposure to salt air from the ocean) is truly providing adequate parking to such an enormous build. That will barely cover the residents let alone anyone trying to access the 'multiple' retail and cafe spaces on site. So in other words, let's jam pack all the other small side streets and cause more chaos and risk with cars and people trying to access the development.

Also for what is currently a 7 bedroom unit block to extend it to a 16 bedroom apartment block under strata lease is CLEARLY not keeping to the same for same guidelines. Why does he have to go so big? Take off the top level and reconsider access and parking options and I am sure

the neighbouring properties will apply his build. But like I said he wouldn't know as all it takes is a conversation.

Why does the developer have to be so greedy and put money before community and respect the location and set such a poor precedence in such a beautiful part of the world.

I am truly disappointed and strongly encourage you to look further into the scope and impact on neighbouring properties. Take time to view it from all angles and understand our point of view.

Thankyou for your time.