
From: John Molyneux
Sent: Monday, 1 August 2022 5:18 PM
To: Planning Panels - Northern Beaches
Cc: craig smith
Subject: 231 Whale Beach Road
Attachments: Objection re Whalos v3.docx

Categories: NBLPP

Dear Anne – Marie,

Attached are my thoughts re the amended DA for this address, which will reviewed on Wednesday.

Kindest regards

John

Objection re Expansion of Café/Restaurant 231 Whale Beach Rd, Whale Beach.

Rev 2021/0034.....Mod 2021/0983

I have reviewed the report of the Assessment Officer of Northern Beaches Council and wish to reiterate my concerns relating to the proposed modified development. There are a number of comments in the report which I must take issue with and I therefore provide the following comments:

My family and I have lived at [REDACTED], Whale Beach since 1970, and like all local residents, we have loved Whale Beach because of its beauty and wonderfully peaceful character, and we are blessed that we have no public transport to bring crowds to overrun our beach, like most other Northern Beaches. This development, if approved, will totally change that character,

The comments in the report that the proposed expanded restaurant is equivalent to the previous café which was recently operating on the site, are not correct. That local café seating no more than 55 people from 7am to 3pm, will be changed to a bar/restaurant with 170 customers and 18 staff, open from 7am to 9/10pm, open 7 days a week.

We therefore object extremely strongly to the proposed amended DA, given that it has now sought to increase restaurant numbers to 188 people...up from 64 people.

The original DA referred to a café/restaurant for 64 people to be located fronting onto Surf Road, and there were many submissions as to the undesirable positioning of this, because Surf Road is very narrow with very little footpath area, so that beachgoers have always had to walk up and down the middle of the road to the beach as parking is practically impossible in the carpark in summer. To increase these numbers to 188 would be a disaster in terms of access to the beach and would be an improper usage of public parking for the benefit of private business.

The Council report also refers to an updated Acoustic Report, which refers to the eastern frontage windows which must not be "openable and operable". The acoustic report gives all sorts of readings, however the readings at 24 The Strand (we are the next door neighbour) are not particularly positive for noise to us in particular. In addition, the present conditions of the approved DA do not allow any music to be played, and now a condition will be no functions are allowed. Really !!!!. So, all someone has to do is to get 5 friends to book tables for 20 and suddenly you have a party for 100.

However, the worst feature of the resubmitted DA is the increase from 20 to 30 people to be seated outdoors, as the noise will be catastrophic for homes nearby, including our own. In my view, this outdoor area must have an ability to be enclosed

as otherwise the acoustics will be unbearable, given that most people will opt to sit outside.

Finally, public interest must be protected so as not to be ruined by a private developer seeking to maximise his profits and ruin what I believe to be one of the great beaches in the world.

I also make the following points;-

- 1) This capacity makes it a bar/restaurant, bringing with it a new character to the area... not the little friendly Beach café.
- 2) So whenever Moby Dicks have a wedding/function it would mean there could be up to 400 people in this confined area, causing chaos.
- 3) Increased activity will cause additional garbage collections, with the usual attendant noise increase.
- 4) The development name of " Whale Beach Neighbour Centre" gives a totally false impression as now it's proposed to be just a large bar/restaurant and a hairdresser and other retail.

Please do not ruin our beach!

John Molyneux