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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 16/06/2023 11:57:58 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

16/06/2023

MR James Benjamin  
169 Whale Beach RD  
Whale Beach NSW 2107

**RE: DA2023/0607 - 175 Whale Beach Road WHALE BEACH NSW 2107**

I am writing to lodge my objection to the proposed development at 173/5 Whale Beach Road, Whale Beach NSW 2107 (DA 2023/0607). I am a resident of 169 Whale Beach Road, Whale Beach NSW 2107, which is adjacent but one to the subject site.

My main reasons for objecting to the development are as follows:

The proposed development will result in the loss of on-street parking spaces, which are already scarce in this area. The development will create three dwellings on three titles, each with its own off-street parking. However, this will not cater for the additional demand for parking from visitors, service vehicles, deliveries, etc. The removal of on-street parking will also reduce the safety and amenity of pedestrians and cyclists who use Whale Beach Road.

The proposed development will have a significant adverse impact on the natural environment and the character of the area. The development will involve the clearing of a heavily vegetated area on one of the titles, which provides habitat for native fauna and flora, and contributes to the scenic quality and biodiversity of Whale Beach. The development will also introduce three new buildings that are out of scale and character with the existing low-density residential development in the area. The development will further challenge the topography and landscape features of the area as two boundaries already border "bush" blocks (one already designated so for drainage and erosion mitigation). It will create visual bulk and dominance over the surrounding properties and streetscape.

In light of these reasons, I request that Council refuse the DA 2023/0607 for 173/5 Whale Beach Road, Whale Beach NSW 2107. Alternatively, I suggest that Council impose conditions on the approval of the DA that would address my concerns and mitigate the impacts of the development. These conditions could include:

Reducing the number and size of dwellings on the site to maintain some on-street parking spaces and minimise the loss of vegetation

Requiring a landscape plan that incorporates native species and enhances the ecological value and visual amenity of the site

Requiring a design that responds to the site context and character, and reduces the visual bulk and dominance of the new buildings

Requiring appropriate setbacks, screening and articulation to minimise overlooking and overshadowing of neighbouring properties

Requiring acoustic measures to limit noise emissions from the site

Thank you for your consideration of my submission. Please keep me informed of any further developments or decisions regarding this DA. You can contact me by email at

[REDACTED] or by phone at [REDACTED]

Yours sincerely,

James Benjamin  
169 Whale Beach Road  
Whale Beach 2107 NSW  
Australia

[REDACTED]