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Subject: Online Submission

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

I have lived in this area as a resident for well over 50 years and am a frequent user of Whale Bch and its environs and i object in the to this development in the strongest terms .

No One denies the site needs development and has for many years but this current proposal presents significant non-compliance in many of the NBC current DA planning controls & its only aim seems to be to maximise the level of development across the entire site.

- The bulk & scale is extreme and way too large for this block and totally out of character of Whale Beach per the current NBC Pittwater LEP -it might be in character for built up regions such as manly or Dee Why which already have high rise.

- Where is the landscaping within the design, or space to plant any significant canopy trees on site and especially when looking at the proposal in relation to neighbouring houses which have approx 60% landscaped areas (per NBC requirements) as opposed to this DA which has about 8.5%! Again, a massive over development of the site.

- This building will completely dominate the streetscape (both looking west from below in Surf Rd/The Strand, and looking east from Whale Beach Road) and most worryingly, is non-compliant across several areas of height and setback.

- The Developers have planned this Giant Project on the worst and most dangerous bottleneck corner in the area!Two cars CANNOT pass on this part of the Road WITHOUT mounting the pedestrian pavement (no gutter) on the Northern Curb- I am impressed the architect render has even ADDED A parked car in the out the front- clearly the architect hasn't been on site during the daylight hours. Now this also adds to the parking issues because all weekend and everyday in summer there is no parking available at the beach carpark or in the nearby residential streets...god know what will happen with a year or more of construction and large numbers of heavy vehicles such as excavators and big trucks add stop and go men in a bottleneck with beach traffic-this will be nothing short of a disaster !Should this project go ahead then where are the delivery vans and service vans going to stop?

- I also fear this DA will also set an appalling precedent and may encourage further extreme developments like this along the whole Whale Beach foreshore in the future.And this site seems to be quite unstable so I would hope there is a well thought out erosion plan as well,

I believe that this DA is ridiculous and totally INAPPROPRIATE and out of character for the area...this site needs developement BUT i would like to see the bulk & scale significantly reduced (ie perhaps 3 storeys NOT 5) importantly including significant increases in setbacks across all boundaries - esp. height, and also including the space & soil depth to plant several significant canopy trees & include much larger landscaped areas.

This DA proposal is overkill on a massive scale and I feel there are convincing reasons; just a few of many, outlined above, for NBC to reject this DA in its current form.