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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

01/03/2022

MR BRYAN WEBSTER  
194 Whale Beach Road WHALE BEACH ST  
Whale Beach NSW 2107

**RE: Mod2021/0983 - 231 Whale Beach Road WHALE BEACH NSW 2107**

I am submitting the following as an objection to the re-development at 231 Whale Beach Road Whale Beach. In previous submissions I highlighted the scale of the works overall as too big for the Whale Beach environment. The developer has been attempting to make out that the planned structure is like for like, that is, 5 units for 5 units, but whereas the current building contains 7 bedrooms the new plan is for 5 units with 16 bedrooms. Now he wants to change the seating at the restaurant from the approved 70 patrons with 6 staff to 170 patrons and 18 staff. The problems with increase are manifold including increase in acoustical noise from patrons and cooking requirements, noisy alcohol fueled departees, massive parking demand on clogged roads to the west of the eatery and the main demand will entrench onto the beach parking area to the east. As most of the staff won't be living locally they will drive and park, adding about 15 spaces needed, add 40 vehicles for patrons (note that there is no public transport within cooee and apart from Whale Beach Road, no footpaths), fitting in 50 to 60 extra vehicles should be ringing alarm bells even at NBC, given that daytime parking is already at a premium. The developer has not provided the full number of mandatory car spaces as required and NBC apparently has allowed some leeway on this, but to seek approval for such an increase should be too much for the local residents and their representatives to swallow. I wonder what our local preservation association now feels about their apparent unreserved support for the initial proposal? NBC has to take responsibility for the encroachment of over-development in a residential environ. Thanks for the opportunity to object to this over-development, in my backyard.