
From: Sue and Laurie Bombardiere
Sent: 1/06/2022 4:13:27 PM
To: Council Northernbeaches Mailbox
Subject: APPLICATION NO: MOD 2021/0983
Attachments: 231 WHALE BEACH RD.docx;

Hi,
Please review my submission regarding this development application.
Regards,
Laurie Bombardiere

Submission Re: 231 Whale Beach Rd

I regularly walk from North Avalon to Whale Beach however, due to personal circumstances I have not done so for the past few months. I cannot describe my horror when I noticed that the shop which in previous times was a Milk Bar & Deli is about to be demolished to house a mega restaurant and retail complex which would dominate the beach precinct and surrounds . I decided to voice my loud objection and that of the Pittwater community to the attempted desecration of our much loved beach precinct. As Whale Beach may be considered by many to be the jewel in the crown of our Pittwater surfing beaches it must be strenuously protected by all against those who would seek to ravage it with all day and partial evening usage by patrons who would be competing for the few beach side parking spaces with families and residents enjoying the beach during the daylight hours and into the evening. I calculate that there would be parking required for more than one hundred staff required in each of two shifts each weekend days resulting in there being few parking spaces available for all of those others who are entitled to access the beach including families the local residents the disabled the elderly and our Surf Lifesavers. There is insufficient parking available presently and any further development of the beach precinct and any additional usage would make access to the beach impossible. Whale Beach Road is arguably the worst and most unsafe roadway in the Peninsular usually in poor condition with motor vehicles parked on both verges leaving a single traffic corridor for busses trucks and all others visiting our beach and beyond. The requested additional usage and development of the beach would cause the present difficult road usage impossible. The community of the northern beaches is strenuously opposed to the request for further development of the site as there is no merit in it or benefit for the community and the only beneficiaries of an approval by council are the developers.

Having lived in the area for over 50 years I understand development is inevitable however, this development is over the top in every way. I also find it difficult to understand how based on the Traffic Engineers report (see below)

“Traffic Generation from the site is also determined on the basis of floor area with the RMS Guide to Traffic Generating Development specifying an evening peak hour trip rate of 5 trips per 100m² of GLA. This rate was used by the applicant's traffic consultant to calculate the trip generation from the cafe and is accepted as appropriate. There are therefore no traffic engineering grounds upon which to refuse the proposed modification to consent condition No.99

The proposal is therefore supported. “

The problem I have with this statement is I believe Whale Beach Rd is not an RMS road and therefore Council should determine what is appropriate for our community.

Laurie Bombardiere

22 North Avalon Rd Avalon Beach