
Sent: 5/06/2020 12:49:14 PM
Subject: Online Submission

05/06/2020

MRS Jane Durham
9 Careel Bay CRES
Avalon NSW 2107
j.durham.jane@gmail.com

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

I wish to object to the DA for 231 Whale Beach Rd - DA2020/0442.

There is no doubt that the current structures at this address need to be replaced. The proposed building is however inappropriate for the site and the locality in general.

As outlined by the many other objectors, there are a number of serious concerns regarding this DA.

- increased parking and traffic issues around the site, both during construction and forever after
- pedestrian safety concerns, particularly at the Surf Rd entrance
- inappropriate design given its bulk and the materials used
- the visual impact it will have especially from the beachside
- the aesthetic nature of the building is not at all in keeping with historic houses of the area which are in no small part of the attraction of the Whale Beach area

In addition, the plan does not meet the following Aims of the Pittwater LEP 2014 -
(b) to ensure development is consistent with the desired character of Pittwater's localities,
g) to protect and enhance Pittwater's natural environment and recreation areas

The plan is also inconsistent with the Desired Future Character of the Palm Beach Locality as set out in A4.12 of Pittwater DCP :

"Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance;
the design, scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design, signage and landscaping, and will reflect good urban design; "

In addition, there appear to be many points of non compliance which have been outlined in detail by other objectors.

Council has in the recent past, approved many applications for buildings in the Palm Beach, Whale Beach, Avalon area which also do not meet the Aims of the LEP as above. Notably, the building on the southern side of Whale Beach Rd near the intersection of Norma Rd. The fact that Council gave its approval to this structure is simply astonishing!

A smaller, more visually pleasing, less intrusive structure, possibly stepped down the steep site, using materials such as sandstone & timber making reference to historic buildings in the

area, should all be potential solutions considered by Council. Consideration of reducing the number of apartments and retail spaces may also be beneficial to achieving a more acceptable plan for the site.

It is ironic, that Council is currently calling for expressions of interest for a "Northern Beaches Design & Sustainability Panel". According to the advertisement, NBC are, "committed to improving the design quality of buildings in the LGA & establishing a 'design excellence' system".

Let's hope this Panel can be quickly formed and this DA be their first task!!!