
Sent: 9/06/2020 1:07:04 PM
Subject: Development Application 2020/0442
Attachments: 231WhaleBeachRd.doc;

Please see attached

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6 June 2020

The Executive Manager
Planning Department
Northern Beaches Council
DEE WHY

Dear Sir/Madam

D/A No. 2020/0442 – 231 Whale Beach Road, Whale Beach

I ask you to accept this letter in relation to this D/A which I was unable to submit on time on Friday, due to a computer malfunction.

I support the application provided that it complies with the relevant regulations or any variances thereof which are satisfactory to the Council Planning Department.

I believe that it is a suitable development for this rare zoning (for Whale Beach) and meets the multiple needs of residential use, commercial use and community amenity.

The current building is, quite frankly, an eyesore and its redevelopment is overdue. Nevertheless it fulfils an important community need as it includes a popular delicatessen and coffee shop and local businesses and this will continue in the proposed development. It will also offer a restaurant which has been absent from the community since the closure of Ripples.

I do not find the proposed development out of scale with its neighbours – it will be smaller than the Surf Club/Moby Dicks. Its scale will not be dissimilar to the property at 229 Whale Beach Road and it will be similar to the property at 223 Whale Beach Road. The tendency for houses along this road has been to grow substantially in size and the proposal for 231 is in keeping with recent developments such as 206 and others.

Nor do I find its design to be inconsistent with the style of recent nearby developments. It looks an impressive building from the simulations with the application. However I recommend that the

landscaping for the north side of the building be considerably improved to soften the expanse of concrete foundation on that side.
I recognise that the development will be disruptive for neighbouring owners but that would be true with any redevelopment of the site.

I think it is important to note that the family who own the building live in the building at present and propose continue to do so when the development is complete.

Thank you for the opportunity to put forward my views.

Yours faithfully

FWE BUSH AM