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**From:** Barbara Dowe - W  
**Sent:** 13/03/2022 3:50:59 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA MOD 2021/0983

Northern Beach Council  
Development Applications  
Mod2021/  
0983

*Application Type: Section Modifications*

*Section 4.55(2) Environmental Impact – Modification of Development Consent REV2021/0034 granted for demolition works and construction of a Mixed Use Development comprising Shop Top Housing and retail premises, with associated carparking, landscaping and strata subdivision*

*Status: Application Lodged*

*Address 231 Whale Beach Road Whale Beach 2107*

**We strongly object to the proposed amendment of the approved DA for the reasons stated below.**

**Whale Beach environs.**

We have owned a house at Whale Beach for fifty years. During this time there has been a steady increase of permanent residents and over the last ten years or so this has been accompanied by an enormous increase in building with a concomitant increase in vehicles using these narrow roads and an increased number of parked vehicles. It is no longer a suburb occupied mainly in the summer months but a residential area. Notwithstanding this, as would be expected it is even more crowded in the summer months with visitors, particularly during school holidays, public holidays and weekends. This has been exacerbated since Pittwater Council was merged with Northern Beaches as parking permits cover the combined council areas and more people are using the beach.

**Pedestrian Access.**

There is a large amount of pedestrian traffic walking to the beach all year but with greater and very large numbers in the summer as would be expected. This is in addition to the larger volume of vehicular traffic. There is always a high number of children often unaccompanied. In general there is a large amount of pedestrian traffic in the entire Whale Beach area at all times. Increased traffic on roads which give pedestrian access to the beach should not be increased without very strong supporting reasons to do so.

**Surf Road.**

This is the proposed access for 188 people in their cars to the restaurant.

Surf Road is a curving two way road and is the *main pedestrian access to Whale Beach*. The beach can also be accessed at the northern end by steps, also from Whale Beach Road between Surf Road and Malo Road and the southern end of the beach from Malo Road. None of these are as heavily used as Surf Road for obvious reasons.

Whale Beach has few footpaths. Surf Road has one footpath only on the northern side at the top of the hill which peters out as the road curves towards the beach. It has a gutter but no footpath on the southern side; on the northern side of Surf Road the footpath finishes at the top of the road and continues as a narrow grassy verge with a narrow concrete drainage

channel for rainwater. It is a narrow winding road built for much smaller vehicles and much less traffic than its present usage. Pedestrians normally walk down the road as well as using the areas set aside for pedestrians as the space for pedestrians is inadequate.

**Extension to the approved restaurant.**

The proposed extension is to increase the approved restaurant from 66 to 188 diners. The community has already expressed grave concern about parking for the restaurant which has been reduced from 10 places to 3 in this further application with its only access from Surf Road. In general those of us who live here and pay rates do not want further development on this site. Residents and rate payers should have a strong voice when decisions of this kind are being considered. Where are the additional cars belonging to the 188 patrons to be parked?

**Community concerns.**

This enormous increase in visitors must add to pollution with the increase in removal of rubbish and increased traffic for delivery of supplies. 188 people is a lot to feed.

There is also the amount of noise generated by a restaurant. Another form of pollution. This area is surrounded by domestic residences.

Rate payers expressed opposition to approval of the initial restaurant in great numbers and we were dismayed to see it approved. It is hard to understand that Council would consider approving this amendment to increase the size of the restaurant given the initial opposition to the original DA.

I trust that Council will act to secure the best outcome for Whale Beach which is to *not* approve this amendment to the existing DA approval.

Signed by

Andrew and Barbara Dowe 17 Morella Road Whale Beach 2107