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**From:** Mark Marriott  
**Sent:** 18/03/2022 1:06:30 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Mark Marriott  
**Subject:** Submission - Application Number: Mod2021/0983 - 231 Whale Beach Road, Whale Beach 2107

Dear Council

I have been a northern beaches resident my entire life and moved to Whale Beach in the year 2013. Please accept these comments as strong objection to the new application.

Background

- The existing building is in poor condition and must be replaced. I have no significant objection to the new building, as approved.
- The approved building has a 60-seat café located on the ground floor at the bend in Surf Road adjacent to the beach carpark. The applications refer to this space as "Retail 1". It will be similar in capacity to the existing café, Whale Beach Deli, which operates from 7am to 3pm daily.
- The new application seeks to triple the customers and staff in "Retail 1" to close to 190 persons, and seeks to operate from 7am to 10pm, seven days per week.
- The new application makes no mention of addition parking, road improvements or pedestrian safety, all critical issues and risks around the proposed site.

Parking around the vicinity is always at a premium on weekends. The Whale Beach carpark has a capacity of well under 100 cars and is often full by 930am on weekends. Where does the applicant hope that his patrons will park? There is no public transport, and no addition parking available in the narrow residential streets nearby. The small beach carpark is provided by Council for use by local beach visitors; it is not there to be dominated by patrons of a large commercial enterprise. The roads servicing the area are very narrow. Seven days a week they are choked with parked cars and often can only accommodate one car travelling in any direction such is their narrow width. Additionally, the extremely sharp entrance from Surf Road to Whale Beach Road is dangerous. The only way to get out of Surf Road is to cross completely onto the wrong side of the road into oncoming traffic.

During a normal 15 hour day the restaurant at "Retail 1" will service over 500 people. All of them need to somehow fit into the already inadequate beach car park, and all must navigate the dangerously tight and blind bend into Surf Road. The application makes no mention of these facts and makes no allowances for these significant additional risks in their application.

On a busy day there are many pedestrians in the vicinity of 231 Whale Beach Road. The footpaths on much of Whale Beach Road are far too narrow, forcing pedestrians to walk too close to oncoming traffic. There is no footpath on Surf Road. The applicant makes no allowances for significantly increased risks to all pedestrians in the vicinity of their expanded enterprise. I believe the Applicant always intended for "Retail 1" to be a restaurant with a capacity for around 200 people. Their tactic has been to get the space approved with a modest café, and when the dust settles, to quietly lodge this extraordinary application to triple its capacity. They seek to turn the site into a destination venue like "Barrenjoey House", one that draws patrons from far and wide.

Perhaps this is their wish, but this location is wholly unsuitable. Mod2021/0983 must not be approved. The area is a quiet residential neighbourhood with existing significant issues, as mentioned above. It is not a restaurant precinct and cannot cope with anything remotely like what is proposed.

Thank you for your time

Mark Marriott

12 Rayner Road

Whale Beach, 2107

Phone - [REDACTED]

Thank you

**Mark Marriott**

Director

**Suemark Pty Ltd.**

[REDACTED]



**SUEMARK Pty Ltd**  
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