
Sent: 3/06/2020 5:39:18 PM
Subject: Online Submission

03/06/2020

MR Robert Mackinnon
16 Norma RD
Palm Beach NSW 2108
rdonaldmack@gmail.com

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

As a ratepayer in the Palm Beach and Whale Beach areas since the 1980s and a permanent resident since 1997, I'm opposed to the development in its current form. I accept that the block of dilapidated apartments that are on the site now direly need replacement, but not as set out in the current DA, for the following reasons.

It's an excessively bulky building when viewed from Surf Road and The Strand, dominating the ridgeline on which it stands.

The frontage to Whale Beach Road, though quite attractive by virtue of using some Sydney sandstone, is too high.

Limited planting is planned on the site, most of it being confined to shrubbery on the balconies. More planting is required to soften the building.

Too much use is made of hard materials (concrete) presumably to contain maintenance costs, but it's out of keeping for the area, the Whale Beach SLSC building being an unfortunate exception.

The eastern walls of the apartments appear to jut out beyond the current building alignment.

With a ground floor restaurant of the scale proposed and with only 19 parking spaces, parking in Whale Beach will be under pressure. In good weather, it can be difficult to find a space in the Whale Beach parking area and parking along Whale Beach Road anywhere close to the beach is usually problematic.

I understand the special zoning that this property enjoys, but don't like this development being called a 'Neighbourhood Centre' when it's patently a commercial development.