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**Sent:** 3/06/2020 2:34:51 PM  
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03/06/2020

MR Janet Nash  
154 Whale Beach RD  
Whale Beach NSW 2107  
janetgnash@gmail.com

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

Overall I am delighted that the buildings at 231 Whale Beach Road will be demolished and replaced with a development that is safe and will maintain provision of the Whale Beach Road cafe and a beachside outlet to replace the service that was provided for many years at 24 The Strand. The walk-through access provided by the stairs is a bonus and helps to address potential issues relating to increased pedestrians on Surf Road.

However, the excessive bulk of the proposed development is unacceptable in its current form.

The proposed height of the proposed building at Whale Beach Road reflects the shop top developments that have proliferated in the retail centres of Avalon and Newport in recent years where they have detracted from the much loved beachside village atmosphere. The rooftop plant, lift overrun, masonry screen and the elevated skylight above the private stairwell all exceed the height of 8.5 metres above natural ground level. This is clearly shown in the architects plan. At the very least, the structures on the roof should be relocated somewhere inside the building to minimise the loss of views for houses on the western side of Whale Beach Road and to enhance the appearance of the western facade.

The percentage of land covered by the proposed development exceeds that of the current buildings and leaves very little room for adequate vegetation to soften the impact of the concrete block-like structure viewed from Surf Road and The Strand. While the proposed setback from most boundaries is 3 metres at ground level, this is largely pictured as paved surfaces to accommodate café furniture and driveways. The 3 metre setback diminishes to approximately 1 metre at level 1 with the enormous overhang of the balconies and projecting windows at higher levels.

It is hoped that Council will consider the overwhelming voice of disapproval in the submissions received from members of the community and work towards modifications to achieve a mutually acceptable development plan.