
From: Douglas Michael
Sent: 26/03/2022 3:15:29 PM
To: Council Northernbeaches Mailbox
Subject: Planning Section 455 Mod 2021/0983 Lot B DP 316404 231 Whale Beach Road, Whale Beach

Dear Development Assessments, Northern Beaches Council.

I have recently been made aware of this application to modify DA No. 2021/0983, 231 Whale Beach Road.

The modification includes increasing the capacity of Retail Unit 1 up to 170 patrons plus staff plus operating hours extended from 7am to 10pm daily.

I understand the other Units for Shop 2 and Shop 3 (where Whale Beach Deli currently operates) also have approval to further increase patrons and operating hours.

This site is adjacent to Moby Dicks Events Centre, which can have up to 150 people, and so the combined number of patrons on any given day or night could feasibly go up to 400+, **not including additional numbers of patrons and staff coming and going throughout the day or night or events at Whale Beach Surf Club.** Added to this would be the increased traffic including further delivery trucks, rubbish/waste removal etc on any given day.

This is completely unacceptable in a quiet, low density residential neighbourhood, where residents are also expected to endure at least 2 years of disruption with excavation and construction of this development, in addition to the current disruption we are seeing throughout Whale Beach with excessive and large residential developments which have been recently approved by Council.

This original development application also received a very large number of objections, only to be re-submitted by the Applicant with minor modifications, which were then approved by Council. This latest modification further demonstrates how this entire approval process has seemingly been motivated to push through predetermined development objectives without regard for the local community or proper consultation.

Northern Beaches Council, the authorising authority should be aware of their original reasons for applying strict approval conditions on this DA.

The site is in a very constrained location in a narrow residential street with limited street parking and beachside parking is already under pressure throughout Spring/Summer/Autumn with beach access and further Whale Beach Lifesaving Club events.

None of these conditions have changed and yet the Applicant is now applying for permission to significantly increase the number of patrons and commercial operators to further extend their operating hours.

I have serious concerns about this latest example and practice of Applicants obtaining DA approval and then lodging applications (with no validity) to modify, which should be rejected.

In this case, with such a dramatic change, a new DA should be required as this is much more than just a modification.

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