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04/06/2020

MR M Switzer  
- 60 Bynya RD  
Palm Beach NSW 2108  
markcswitzer@gmail.com

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

I make this submission and wish to strongly object to this development application.

This is based on the following key concerns after reviewing proposed development documentation:

- Excessive Bulk, Scale and Height

The 5-storey 'Shop Top Housing' building has minimal setbacks proposed on the land coverage on all perimeters, it's large footprint and height will have significant visual impacts from the beachfront, The Strand, Whale Beach Road and likely to further negatively affect views in the surrounding area. This proposal scope is out of character with the local residential neighbourhood and is not in any way consistent with sensitive, low key development in this area. This application appears to maximise the fullest extent of development possible across the entire land area with minimal compliance representation (if in fact this development is actually compliant within applicable control guidelines). This is highly questionable given its large bulk and scale, this development should be subject to applicable local zoning and environment planning controls under LEP and DCP assessment by Council for complete compliance.

- Mixed Use Development with Commercial Expansion

This development is highly likely to impact the surrounding neighbourhood and residential amenity based on the proposed expansion of three (3) retail premises, including two (2) larger commercial food premises with significantly expanded table/seating venue capacity, together with five (5) proposed residential units. The proposal will therefore undoubtedly increase the levels of activity and noise impacts onsite and in the immediate vicinity and neighbourhood, utilising street frontages including larger outdoor seating on both Whale Beach Road and Surf Road as a result of the mixed use commercial expansion proposed in this sensitive environmental area and precious beachside location.

- Traffic and Parking Impacts

Increased activity of commercial food premises proposed on this site will impact on already limited access and parking available in the Whale Beach carpark and surrounding narrow and winding streets, particularly during spring and summer months, weekend and holiday periods. Two way traffic flow is impaired over these periods with beach visits and existing low impact commercial and food premises operations and functions centre on Whale Beach Road. The increased number of food premises patrons, staff and delivery requirements for two (2) larger venues proposed will clearly have a significant impact on amenity in this community and quiet

residential area. A revised traffic and parking survey should be further assessed given extensive car parking requirements over extended periods taking into account the current utilisation of Whale beach beach by residents and visitors, the adjacent Whale Beach Surf Lifesaving Club, community beach events, existing cafe/food premises and Moby Dicks function premises. There are already widely reported and recognised traffic and parking issues in the adjacent Palm Beach area, and commercial expansion of this development will likely only increase and exacerbate this known situation over spring, summer, weekend and holiday periods throughout the year in both Whale Beach and surrounding area.

- Demolition, Site Excavation, Construction and Works

The Construction Management Plan indicates a minimum period of 78 weeks which will have a significant impact on residential amenity, noise, disruption and beach access for local residents, beach goers and visitors alike to Whale Beach over the expected construction period, particularly along Whale Beach Road and narrow Surf Road access. The extent of deep excavation and scope of considerable works with this large development is a particular concern in this location so close to the beach front.

It is for these reasons that I respectfully request that Northern Beaches Council please review and consider the scale and inappropriate scope this proposed development with its resultant impacts on this sensitive beachside location and significant community concerns and refuse this Development Application.