

---

**Sent:** 5/06/2020 4:57:03 PM  
**Subject:** Online Submission

05/06/2020

MR Robbi Luscombe Newman  
- 1057 Barrenjoey RD  
Palm Beach NSW 2108  
robbi@livingocean.org.au

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

Application Number: DA2020/0442

I strongly object to the proposed development on may grounds

1. It's bulk. Even if it complies with guidelines it is way too big for the site
2. Its character is totally unsuitable for the heritage of the area. It is more suitable in terms of material and architecture for a inner city.
3. The top floor needs to be removed. It fails to align with the nearby structures.
4. The north wall is too dominant. It has no gradient.
5. The area for the cafe on Whale Beach Rd is under developed. It has always been the primary site for community gathering to eat and gather.
6. The cafe or shop design on surf Road is a fantasy. A...It has no place in terms of economic feasibility as it is a ghost town in winter for patronage as either a surf shop or a cafe. B...it is a hostile area in consideration of weather as in winter it is in shade and it is subject to gusty and windy conditions.
- 7, The surf Rd corner in front of the ground floor is totally inadequate for both pedestrian traffic. It is a blind corner and cannot cope even in its present condition.
8. The term Community Centre is false marketing as the local community is absent in winter and in summer they shop in Avalon. This is nothing more than an overdevelopment of town house apartments more suitable to Avalon or Dee Why.

Agreed the site needs development but in a low key and sympathetic way that is in character with the original General Store/ Cafe style that has always been there. The additional attempt to cram in a commercial shop on the lower Surf Rd is not only inappropriate, it is folly and beyond the nature of the roads capacity as a single lane access drive with no footpath as well.