
Sent: 7/06/2020 10:17:30 AM
Subject: RE: DA2020/0442 - 231 Whale Beach Road WHALE BEACH NSW 2107
Attachments: DA_whale_beach.pdf;

To Whom it may concern,

Please take my opposal into concideration.

Thank you,

Anne Durham
0424 361 622

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

Miss Anne Durham
9 Careel Bay CRES
Avalon NSW 2107

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

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application

For your reference please find below a copy of your submission:

I wish to object to the DA for 231 Whale Beach Rd - DA2020/0442.

There is no doubt that the current structures at this address need to be replaced. The proposed building is however inappropriate for the site and the locality in general.

As outlined by the many other objectors, there are a number of serious concerns regarding this DA.

- Increased parking and traffic issues around the site, both during construction and forever after. The sites proposed parking, far exceeds what is acceptable of the location.
- Pedestrian safety concerns, particularly at the Surf Rd entrance. Traditionally this is a quiet residential area, there is no need to overly increase pedestrians in this quiet residential area.
- Inappropriate design given its bulk and the materials used. The design is far, far beyond what is acceptable for the area. All designs for a new building should be kept within keeping of the the history of the area.
- The visual impact it will have especially from the beachside will create a permanent eye sore and reminder of abrupt development which was not considered. The visual impact will affect the Whale Beach scape far beyond what is acceptable.
- The aesthetic nature of the building is not at all in keeping with historic houses of the area which are in no small part of the attraction of the Whale Beach area. And in addition the new structure is so far beyond the keeping of the traditional Whale Beach scape that it would go so far as to deter current and prospective residents.

In addition, the plan does not meet the following Aims of the Pittwater LEP 2014 -
(b) to ensure development is consistent with the desired character of Pittwater's localities,
g) to protect and enhance Pittwater's natural environment and recreation areas

The plan is also inconsistent with the Desired Future Character of the Palm Beach Locality as set out in A4.12 of Pittwater DCP :

"Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance;
the design, scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design, signage and landscaping, and will reflect good urban design; "

This is absolutely not true - there is NO WAY the proposed design suggests a 'seaside-village' character through building design, signage and landscaping, and will reflect good urban design; "

In addition, there appears to be many points of non-compliance which have been outlined in detail by other objectors.

Council has in the recent past, approved many applications for buildings in the Palm Beach, Whale Beach, Avalon area which also do not meet the Aims of the LEP as above. Notably, the building on the southern side of Whale Beach Rd near the intersection of Norma Rd. The fact that Council gave its approval to this structure is simply astonishing!

A smaller, more visually pleasing, less intrusive structure, possibly stepped down the steep site, using materials

such as sandstone & timber making reference to historic buildings in the area, should all be potential solutions considered by Council. Consideration of reducing the number of apartments and retail spaces may also be beneficial to achieving a more acceptable plan for the site.

It is ironic, that Council is currently calling for expressions of interest for a "Northern Beaches Design & Sustainability Panel". According to the advertisement, NBC are, "committed to improving the design quality of buildings in the LGA & establishing a 'design excellence' system".

Let's hope this Panel can be quickly formed and this DA be their first task!!!

There is absolutely no way this DA should be approved.

Kind Regards,

Anne Durham
9 Careel Bay Cres
Careel Bay
NSW 2107