



Newport Residents Association Inc.

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Hon. Secretary - secretary.newport.org.au
Hon. Treasurer - Kyle Hill 0412 221 962
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23rd June 2016

The Interim General Manager
Mr Mark Ferguson.
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Dear Mr Ferguson,

DA No: N0200/16 – 30 Queens Parade, Newport

We refer to the above proposal to build a large child day care centre at 30 Queens Parade West and advise that the members of the Newport Residents Association (NRA) considered this proposal at its regular monthly meeting this week and have a number of major concerns with the proposal, especially with its size and the impacts that size creates.

In summary we are concerned that the proposal

- does not meet the R2 Low Density Residential Zone objectives,
- the impact on Traffic and residential safety has not been adequately assessed,
- the noise impact on eleven immediate neighbours would be unreasonable
- there is a question of non-compliance with the 50% min total landscaped area
- there is a question whether the stormwater drainage is adequate

We are aware that the affected and nearby residents of Queens Parade West have made many submissions and have engaged professional assistance by commissioning an independent report from DFP Planning Consultants. We have read this report which we understand has been supplied to you and refer you to the well laid out concerns expressed re the abovementioned items and we support those concerns as expressed.

With regard to the R2 Low Density Residential Zone objectives, we acknowledge that this type of development is allowed within this Zone with approval of the council however we believe that the scale of this proposal is incompatible with the low intensity and scale of the neighbouring low to medium density housing.

This location of this proposal actually adjoins eleven residential properties and hence we believe the size of the proposal is inappropriate for this location affecting the residential amenity of its neighbours.

With regard to the traffic and pedestrian safety matters we have read the traffic report prepared by Terraffic Pty Ltd and are concerned that the study has not been conducted over a sufficient time scale to justify the stated effects. Pedestrian and child safety is of utmost importance to our members and we request that council review the potential impact that this proposal creates accordingly. The NRA has only this week been considering the traffic and parking issues just further west in the same street of Queens Parade West where the location of the hotel 'The Newport' (the renamed 'Newport Arms

Hotel') has caused a huge spill-over of traffic and parking congestion along Queens Parade West to exactly the location of this proposal. We believe the traffic and pedestrian safety issues created by the hotel are incompatible with the location of a day care centre the size of this proposal.

Exacerbating the issue of street parking is the time restrictions recently implemented at the parking area in Queens Parade West adjacent to Kalinya Street (which we are generally in support of) which has the impact for bus commuters who are now forced to park elsewhere all day, being on the street close to or at the site of this proposal.

We would be pleased if council would give due consideration to our concerns as raised in this letter.

Yours sincerely,

Gavin Butler
President