



Newport Residents Association Inc.

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11th October 2017

The Chief Executive Officer,
Northern Beaches Council,
PO Box 882,
Mona Vale NSW 1660

Dear Sir,

Planning Proposal PP0003/17 Spot Rezoning 66 Bardo Road & 2-4 Nooal St. Newport

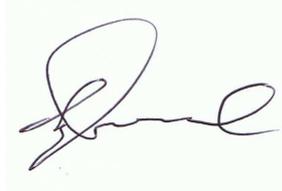
We refer to the above planning proposal and this Association opposes any change to the Pittwater LEP 2014 to allow the proposal to proceed which in turn would allow a reclassification into 'Seniors Living'. Our reasons for objecting to this proposal are as follows;

1. The Pittwater Local Environmental Plan 2014 was introduced after extensive public consultation which commenced in March 2013. All major town planners would or should have been well aware of the changes to the LEP and for the owners and their appointed Town Planners to now say they were unfairly treated as they were unaware of the LEP change is highly inappropriate and questionable.
2. The combined properties are partly located within 50 metres of the foreshore where dual occupancy was prohibited under the PLEP 1993, therefore the E4 Environmental Living is the appropriate zoning for these properties.
3. Any granting of the spot rezoning request would establish a dangerous precedent where it may be looked at favourably in the event of a future Land & Environment Court application.
4. A number of the nearby suburb precedents that are referred to in the application were approved a long time before the introduction of the Pittwater LEP 2014. For example 2091 Pittwater Road Bayview was lodged on the 16/5/2003 and 2085 Pittwater Road Bayview was lodged on the 11/12/2005. These properties are not valid precedents.
5. To allow the change into 'Seniors Living' would enable a greater density, bulk, scale site coverage which would be out-of-step with all the neighbouring residences.
6. The demand for parking spaces in the area would be likely to increase if a SEPP HSPD development was permitted. The minimum parking requirement for a SEPP HSPD development is half a parking space per bedroom, for Pittwater 21 DCP one space for 1 bedroom and two spaces for 2 or more bedrooms).
7. The proposal is incompatible with the desired future character of the Newport locality especially in regard to character as viewed from a public place and foreshore scenic protection.

In our opinion the proposal is inconsistent with the objectives of the E4 Environmental Living Zone in Pittwater LEP 2014.

We have received many concerns from nearby residents of the subject property location and on their behalf and our Associations behalf we request council to reject this planning application.

Yours sincerely,

A handwritten signature in black ink on a light green rectangular background. The signature is cursive and appears to read 'Gavin Butler'.

Gavin Butler
President