



Newport Residents Association Inc.

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www.newport.org.au

15th October 2014

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Mr Ferguson

Re: DA No: N0088/13 373 Barrenjoey Rd Newport

We refer to the above DA which includes a revised set of drawings from those the subject of our letter dated 24th May 2013.

We wish to submit that we maintain our objection to these replacement plans as they still have numerous non-compliances with the *Pittwater 21 DCP* and the *Newport Commercial Centre Masterplan*.

At a minimum the plans should address in total the issues raised in the prior Development Unit decisions and that resulted in the council refusal dated 14th November 2013

In particular the setbacks on Barrenjoey Road must comply with the Newport Masterplan as have more recent developments, even though the adjoining neighbour to the north (referred to as the Coles Supermarket building) do not meet the Masterplan requirements being approved prior to the implementation of that Masterplan.

We do not believe that the proposed changes meet the needs for sunlight and views for the occupants of the building immediately adjoining to the south.

A core objective of the *Newport Commercial Centre Masterplan* is to encourage and reward aggregation of individual properties, so that Newport will consistently evolve towards greater development but development which will enhance Newport village, not development for development's and developers' sakes. **This site would appear to be just too small and constrained to carry the intensity of building that the current owner wishes to apply to it.**

Yours sincerely

Gavin Butler
President
Newport Residents Association