



Newport Residents Association Inc.

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Hon. Treasurer - Bill Thomson 0437 405 442

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15th November 2019

The General Manager,
Northern Beaches Council,
PO Box 1336,
Dee Why, NSW 2099

Dear Sir,

Re Submission re DA 2019/1157 351 & 353 Barrenjoey Rd Newport

We refer to the above DA for redevelopment on the corner of Barrenjoey & Robertson Roads Newport. This is an important site for Newport with the Newport Masterplan recommending the development of the small plaza for this section of Robertson Rd. The section has already been transformed to a degree and this planning proposal needs to further the plaza concept.

Whilst welcoming a modern development of this site we have a number of concerns with this proposal.

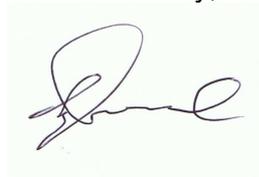
1. Generally we believe that the proposal is too intensive for the site.
2. We note the proposal provides for the provision of fourteen units and eight shops and believe that a smaller number of units would be preferable giving more floor space for each.
3. It appears that a couple of the drawings are missing A103 and A104 which are the floor plans for level 2 and 3.
4. No side separation at the 3rd floor adjacent to 357 Barrenjoey Rd. The DCP 10.9 Newport commercial area calls for a min 3 metre side setback.
5. Rear set back, this development does not appear to be a through block consolidation. As such the rear setbacks at the 3rd floor would apply. The northern section of the rear top floor is built right up to the rear boundary. The DCP 10.9 rear set back calls for a 6 metre rear set back, where the rear boundary is the rear boundary of an adjoining site.
6. The lift tower also overruns the DCP height limits.
7. We refer to the 'Urban Design Referral Response' and confirm we believe the minor height breach and the light access issues should be rectified. Item 1 of this response also points out the proposals for alfresco dining on Robertson Rd. have not been

thought out well and agree that the suggestions outlined would provide a better street activation outcome.

8. We have concerns that the proposed height of the proposal will create unwanted shade effects on the street cafes opposite in Robertson Rd.
9. We note no 'Flood Mitigation Report' has been submitted and therefor the proposal is incapable of being approved.
10. The proposal calls for the removal of the native gum in Robertson Rd. This tree is actually located on council land as part of the footpath and being a mature native tree should be preserved. The tree has survived successfully for multiple decades, co-existing with surrounding built infrastructure. There is no reason why a tree-friendly design/plan-of-management could not be incorporated into the future development of the site. This is a mature locally indigenous tree species, being part of the Pittwater spotted gum forest-endangered ecological community listing, linked to the Threatened Species Conservation Act, (see Part 2 Listing of Endangered Ecological Communities & Part 3 of Schedule 1). There are L & E Court of NSW precedents that acknowledge the importance of a single, critically endangered, plant community individual tree.
11. We also note that during the construction phase projected to last thirteen months that the developers wish to remove app. eight Robertson Rd parking spaces opposite the development. We believe this will have a major impact on the Robertson Rd businesses and cafes and alternatives should be explored.
12. Whilst the traffic report suggests that the provision of fifty one car spaces in the proposal will not cause undue impact on the Robertson Rd Traffic, we find this hard to accept given this is a narrow Plaza type street and the entrance is opposite cafes and parking for those cafes.

In conclusion, we put emphasis on the requirements of the Newport Masterplan, that the Robertson Rd zone is dedicated to form a key component of a pedestrian plaza, which is to become the community hub of Newport village. Any new development proposed for Robertson Rd should divert daily vehicular traffic to another street access. This is why a basic town planning philosophy of this Masterplan is to reward consolidation of sites, which in turn will optimise community accessibility rather than compromising and constraining it. It is an established prelude to the forward-thinking aspects of NBC's "Towards 2040" draft LSPS.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gavin Butler', is written over a light green rectangular background.

Gavin Butler
President