



Newport Residents Association Inc.

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5th November 2019

Mr Ray Brownlee,
CEO Northern Beaches Council
PO Box 82,
Manly NSW 1655

Newport Residents Association Submission re 'Towards 2040' Draft Strategic Planning Statement

The draft is a comprehensive document and we note that it attempts to set out the priorities for the NBC for the next twenty years. A lot of good work has gone into this draft and we agree with much of its contents as a lead into the LEP and DCP although until we see the draft 'Character Statements' we do not feel comfortable with the link of this document to the future LEP.

Because this draft is a 'high level' document it has a tendency to be broad in the description of the priorities which we are concerned could lead somewhat to ambiguity and therefore open to wide future interpretation. We believe this document should be quite succinct when outlining the priorities and convey the intentions of the NBC clearly.

We comment on the draft and priorities below;

Managing Growth & Change

We refer to Page 32 second Paragraph which outlines a path for **spot rezonings** to be considered. Whilst the planning act allows spot rezonings to occur senior council officers have continually said they are against them and this message should be conveyed in the document. We do not have a problem about laying out ground rules whereby they are able to be considered as required under the act however this draft **LSPS should categorically state that council is against spot rezonings** and indicate that the LEP has been drafted comprehensively enough that spot rezonings should not be required.

Priority 1: Healthy and valued coast and waterways -

1.7 & 1.8: While the NRA is encouraged by the NBC Pittwater Waterway Plan to cap moorings at 3,641 (which we still believe is excessive), we are concerned that the forecast expansion of marinas in W2 Recreational Waterways will conflict or negate that cap. If marinas are to be expanded, it must be at the cost of an equal number of existing moorings including consideration of vessel length so that there is no net gain in moorings or loss of navigable space in W2.

We agree with the four local green grid projects outlined in 1.8

We note that the document does not address air quality and would have expected it to get a mention under this Priority 1.

As clean air is just as important as clean water for the health of our community we would have expected AIR QUALITY to be included as a top priority

Our LGA would have about 35,000 asthmatics and 7,000 COPD sufferers who rely on the cleanest possible air.

As a minimum we would hope that a comprehensive AIR QUALITY POLICY will be introduced early in the period. We believe that this policy would have provisions for cleaning up the winter air-sheds in those pockets where poor quality is experienced for most of the cooler months, due almost entirely to domestic wood burning appliances.

A near term goal of banning the installation of all new wood burning appliances coupled with a longer term plan to phase out all existing burners would demonstrate that Council does care about community health.

Priority 2 Protected and enhanced bushland and biodiversity green grid

We are concerned that the use of biodiversity offsets in offsetting future development will impact the existing natural environment including tree canopy.

Priority 5: Greener urban environments

This is a critical Priority for Pittwater communities. The NRA supports the intent of this Priority and wishes to emphasise the fundamental relationship between housing density and urban tree canopy. We fully support Council's Urban Tree Canopy Plan. We also support the principle to require "two for one" tree plantings in new developments in the draft LSPS and further state that such plantings should be local tree species.

We encourage Council to more actively implement the current regulations and development controls around tree removal and new tree planting as a part of housing developments. It is not enough just to draft excellent development protocols, it is imperative that Council actually police their implementation on individual development sites.

Priority 17 Centres and neighbourhoods designed to reflect local character

The existing Character Statements for the Newport Locality and other localities in the Pittwater DCP **must be** incorporated in the updated LEP.

Priority 19 Connectivity

The NRA does not support the extension of the B-Line to Newport, as B-Line termination at Newport was strongly opposed by many residents in Newport (85% from extensive survey) and Avalon. (One questions how this suggestion ever got into this draft LSPS when the community had overwhelmingly rejected it, when one of the drafting officers was questioned about it he made reference to the Move document but that document has only an old montage of the Newport extension before it was abandoned). Consideration should however be given to extending express and limited stop services to Palm Beach via Newport and Avalon Beach.

The NRA is also concerned that BRT service would impact negatively on parking in strip shopping centres on Barrenjoey and Pittwater Roads, such as Newport. With a 24hour bus lane (which a BRT requires to work) it serves no good planning outcomes for Newport instead destroying village retail & community pride, ambience and urban landscape.

Parking for retail patronage and other local services in these areas must not be reduced.
(Action 19.5)

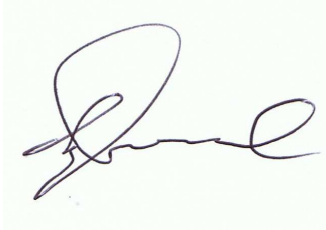
Priority 27 Mona Vale as the contemporary urban heart of the north

Strengthening the local bus services as noted in our response to Priority 19 (which excludes any extension of the B-Line) and we support the recommendation for the improvement to Macquarie Park

Priority 29: A Thriving, sustainable tourism industry

Due to its water boundaries and other geography, Pittwater currently offers limited tourism options, being mainly day-time warm weather pursuits involving our spectacular waterways or beaches. For additional tourism to be sustainable, the key factors emphasised in Council's espoused "Principles" must be rigorously applied, e.g. "maintaining quality of life", "protecting the environment", "well-designed . . . in appropriate locations", "sustainable nature-based . . . that respects the environment". These principles define the reasons why development of additional tourism in Pittwater is and should remain limited. Council's draft short-term rental plan could likely inhibit further planning of additions to the already limited short-term accommodation options.

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