



Newport Residents Association Inc.

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29th October 2020

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

Dear Sir,

Re Submission re DA 2020/1042 349 Barrenjoey Rd Newport

We refer to the above DA for redevelopment on the corner of Barrenjoey & Robertson Roads Newport. Similarly to the proposed development opposite in Robertson Rd (251-353 Barrenjoey) 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.

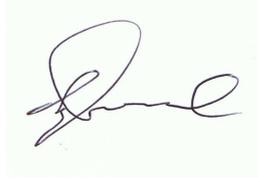
1. We remain concerned that the carpark entry is from Robertson Road which is in conflict with the Newport Masterplan for this site. We acknowledge that council has attempted to address this issue under item 3 of the Urban Design Referral Response in stating '*The proponent should demonstrate amalgamation efforts with the southern neighbouring site failing which the proponent should demonstrate that the next door site can still be reasonably developed in the future.*' We have seen no evidence of a demonstration of amalgamation. Our preference is in line with the Newport Masterplan which calls for vehicular access via the Foamcrest Ave carpark.
2. In September 2020 the NBC Mayor announced under the 'Eat, Play Stay' proposal, '*This proposal seeks to build on the local character and improve the attractiveness of Newport by activating the section of Robertson Road between Foamcrest Avenue and Barrenjoey Road. This is expected to be for one day per month.*' Any vehicle carpark entry for this DA from Robertson Rd is going to impinge on the ability for the 'Eat Play Stay' initiative to be successful.
3. We note that under both the Road Traffic Referral Response and the Traffic Engineers Referral Response that both of these do not support the DA in its current form without addressing certain issues and we agree with the reasons given and have seen no remedies documented.

4. We think there should at least be paving to match existing footpath across the driveways (assuming it went ahead) to make a better streetscape.
5. There is a particularly glaring omission in this proposal. The Masterplan makes numerous references to the importance of existing arcades and the desirability of developing additional arcades to enhance the evolution of the village on a range of criteria. Instead of addressing this requirement, the DA in question actually proposes *destroying an existing arcade*.
6. In the introduction of item **4.5 Pedestrian and Cycle Network** it is stated “*The retention of arcades, and the extension of the arcade network to provide extra through-site linkages to Barrenjoey Road, are important strategies for reinforcing the existing character. Arcades, plaza areas and trafficable spaces fronting shops supplement the primary footpaths and add variety and interest to the pedestrian experience, etc . . .*”
7. Item **4.7 Public Domain Character** expands on this: “*Public domain strategies are intended to improve the usability, amenity and design quality of the public domain, thus contributing to well used streets, arcades . . . and enhancing the visibility of commercial enterprises.*”
8. Item **4.7.2 Plazas** addresses these key linkages further: “. . . *These could be in the form of small squares combined with arcade entries . . . associated with footpath widening and enlarged front setbacks*”.
9. Item **4.7.3 Arcades**: “*Design arcades to be wide and high enough for comfortable use, etc, etc . . . Design the entries to arcades as ‘positive’ spaces that are inviting and well integrated with footpath and any plaza area, etc, etc . . .*
10. Item **5.2 Subdivision and Amalgamation** makes a specific point: “*Maintain and enhance the pattern of arcades and through-site links.*” (We refer separately to amalgamation of sites; a point being specifically pertinent to this proposal would be the site’s amalgamation with the pharmacy site next door, not only to facilitate incorporation of an improved and enlarged arcade but it would allow efficient vehicle entry/exit directly from the Foamcrest Ave carpark, thus avoiding the corrosion of Robertson Rd for community use.)
11. We note from number of submissions that there is a concern about the design and aesthetic of the proposed development and we agree that there seems to be very little effort to reflect the heritage and character of the nearby beach area.
12. We are extremely concerned at the lack of detail of how the developer is going to address Robertson Rd. traffic concerns during both the demolition and construction phases.

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" LSPS.

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