



Newport Residents Association Inc.

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Submission of Direct Objection to the Proposed Statewide Community Participation Plan

On behalf of the Executive Committee of the Newport Residents Association (NRA) members, and Ratepayers of the Newport and Pittwater Ward Community we make our formal objection to this proposed plan.

1. Introduction and Standing of the Association.

The Newport Residents Association Inc. (NRA), originally established in 1933 as the Newport Progress Association, has spent nearly a century advocating for responsible planning, environmental preservation, and the structural welfare of the Pittwater Ward. On behalf of our extensive network of residents and ratepayers we are writing to express our profound objection to the draft statewide Community Participation Plan (CPP).

While the NSW Government positions these changes as an exercise in "streamlining" and establishing "consistency", the NRA views this draft as a systemic attempt to erode democratic planning. By standardising community consultation to a baseline minimum and actively overriding bespoke local council consultation strategies, this proposal strips communities of their right to self-determination and hands unprecedented leverage to the development sector.

2. Erosion of Community-Led Planning and Local Masterplans

A core objective of the NRA is to ensure that local development is community-led, not developer-led. For decades, we have worked alongside our community and local government to establish clear frameworks that protect our unique coastal and bushland environment.

The proposed statewide CPP directly undermines established, community-vetted planning frameworks, such as the **Newport Village Commercial Centre Masterplan** and the **Pittwater 21 Development Control Plan (DCP)**. These frameworks were built on extensive local workshops, rigorous public exhibition, and hard-fought community consensus. They intentionally mandate a "human scale" approach—explicitly limiting building heights in our commercial core to 1–3 storeys to protect village setbacks, sunlight, and our relaxed coastal character.

By eliminating mandatory public exhibition and notification requirements for specific residential flat buildings and shop-top housing under the guise of standardisation, the State Government is effectively silencing local voices. Stripping councils of their discretion to extend exhibition periods or demand deeper community notification removes the exact safety nets that keep village masterplans intact.

3. The High Stakes of Local Context: Infrastructure and Geography

Standardised planning assumes that all geographic areas can handle identical densities with identical administrative oversight. In the Pittwater electorate, this assumption is not only incorrect; it is dangerous.

The NRA's current advocacy highlights deep community anxiety regarding top-down planning reforms. We are already fighting against top-down pressures—such as forcing low and mid-rise developments into nearby Mona Vale without proper infrastructure audits. Furthermore, our community remains highly vigilant regarding proposals to extend public transport infrastructure, such as the B-Line bus service to Newport. While we support better transport, there is legitimate concern that the State Government will use such upgrades as a "trojan horse" to bypass local consultation and force inappropriate 6-to-8-storey high-rises on our village.

Local knowledge is not an administrative hurdle to be streamlined away; it is a vital repository of practical planning facts. The residents represented by the NRA understand the precise constraints of our local infrastructure:

- **Gridlock and Traffic Failure:** We live with the daily reality of peak-hour failures on Barrenjoey Road, which cannot sustain unmitigated density.
- **Environmental & Flooding Hazards:** We know exactly where stormwater backs up, and where coastal inundation and flooding threaten low-lying village precincts (such as the Robertson Road and Foamcrest Avenue corridors).
- **Life Safety and Evacuation:** The peninsula geography of Pittwater means that bushfire and flood evacuation routes are physically constrained. Over-development without rigorous, localised input places lives at risk.
- **Character Protection:** Large swathes of our footprint are protected under sensitive Environmental/Conservation Zoning, designed specifically to integrate low-density living with vital wildlife corridors and canopy cover.

4. Local Precedents Informing Our Objection

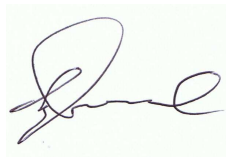
Our community has already seen the heavy toll extracted when major decisions are fast-tracked or pushed through with compressed timeframes. This is currently being felt heavily across the Pittwater electorate with complex proposals like *Indigo by Moran* in Narrabeen, where residents had to mobilise aggressively to raise serious, valid concerns regarding excessive scale, severe traffic impacts, flooding, evacuation limits, and the strain on surrounding local infrastructure. If the avenues for community exhibition and objection are weakened by this proposed statewide CPP, critical local impacts will be missed entirely, resulting in poor planning outcomes that councils and communities will be left to retroactively endure.

5. Conclusion

The Newport Residents Association supports the delivery of diverse housing options, provided they are built in the right places, supported by matching infrastructure, and respect local environmental constraints. However, reducing community consultation and removing local council autonomy is entirely the wrong mechanism to achieve this.

Good planning requires listening earlier, expanding transparency, and incorporating local expertise before decisions are set in stone. We urge the NSW Government to abandon the proposed statewide Community Participation Plan in its current form. The government must protect the right of local communities to have a meaningful, binding voice in the future of the places they live.

Yours sincerely,

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

Gavin Butler

President