



Newport Residents Association Inc.

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16th August 2021

The Chief Executive Officer,
Northern Beaches Council,
PO Box 1336,
Dee Why, NSW 2099

Dear Sir,

Re Submission re Amended Plans for DA 2020/1756 351 & 353 Barrenjoey Rd Newport

We refer to the above Amended Plans, noted on your website with the date 7/7/2021, for redevelopment on the corner of Barrenjoey & Robertson Roads Newport. This is the third set of plans for this site and we find very little improvement which is of huge concern. As stated in our submission of the 5th March 2021 this is an important site for Newport with the Newport Masterplan (NMP) recommending the development of the small plaza for this section of Robertson Rd.

Whilst we acknowledge the developer has made some changes and improvements including reducing the number of units by one down to 13 we still believe that the proposal is too intensive for the site and because of that it just can't comply with the provisions of the Newport Masterplan.


In addition to our concerns expressed in our submission dated 5th March 2021 we make the following comments;

1. The location of the vehicle entrance on Robertson Road will not allow Robertson Road to be closed off for special events in accordance with 4.7.1 of the NMP (page 37). This issue is of extreme importance to the future of Robertson Road and the establishment of a Plaza within it.
2. Some height limits still exceeds the Development Control Plan and Local Environment Plan (LEP). Whilst the new plans have made an allowance down to 8.5m in the centre of Robertson Road that allowance does not go back far enough and needs to be at 8.5m for the total Lot as per the diagram Figure 5.5.2 Height on page 51 of the NMP.
3. Side setbacks on Barrenjoey Road do not meet the NMP provisions. This non-compliance with the 3m required setback on the third level would just present a big blank wall behind the adjoining arcade properties. Refer Side setbacks 5.5.2 (page 56) of the NMP.

4. We have a concern about scale of retail shop facades not fitting with village feel of Newport and this matter has been referred to by many objectors and leading architects.
5. There has been no allowance for pedestrian through connections as outlined at 4.5 (page 33) of the NMP

In conclusion, we again 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.

Yours sincerely,

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

Gavin Butler
President