



Newport Residents Association Inc.

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Chair & members
Local Planning Panel
Northern Beaches Council

SUBMISSION: DA 2020/1756 351 & 353 Barrenjoey Rd NEWPORT

Following review of the Assessment Report provided to the panel we have noted three major issues with the DA that show a disrespect for the Newport Masterplan. The breaches outlined in points 1 & 2 are the reasons that the density of the proposed building is excessive. By allowing these breaches it sets a huge precedent and a continuing undermining of the Newport Masterplan.

1. The second level (third storey) addressing Barrenjoey Road continues to ignore the DCP Newport Masterplan 5.5.2 to incorporate the required minimum 3m. setback from the common boundary again with adverse visual impact, particularly when viewing the exposed side blank wall from Barrenjoey road. This breach does not appear to have been addressed satisfactorily in the Assessment Report under '*Non-compliance with upper floor side setbacks...*'. The report says the breach is considered in detail later in the report but we have been unable to find same. This breach is likely to remain very prominent for years to come as the adjoining plaza shops are in multiple ownerships and unlikely to be redeveloped soon. Non-compliance with this requirement of the DCP results in greater building density as well as a lost opportunity for better amenity (sunlight and seabreezes) along the desirable north-eastern boundary. The stated outcomes of the Newport Masterplan include that new developments are of two storeys visually and this setback is critical to this outcome.
2. Some height limits still exceeds the DCP & LEP. Whilst the plans have made an allowance down to 8.5m in the centre of Robertson Road that allowance does not go back far enough at the north-western end 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 Newport Masterplan. This is a major breach of the height limit, especially as it is opposite the planned public plaza area in the centre of Robertson Rd. (refer to the diagram Figure 5.5.2). The Assessment Report under the heading '*Overshadowing of the southern side or Robertson Road*' effectively dismisses this major breach ignoring the visual impact from Robertson Rd as well as the solar access.

3. Under the Newport Masterplan Item 4.7.1 Streets –states succinctly: “*Design Robertson Road to be able to be closed off to vehicle traffic for special events that open the whole street and associated public plaza to pedestrians.*” The comment in the Assessment Report to the panel says ‘*The short term closure for the purpose of street events could continue to be undertaken with the appropriate notification to business and residents and this may still occur as a result of the proposed development*’. This is an unsatisfactory response. Any incoming resident or business to this development must be put on notice of these future closures before purchase and the Conditions of Approval must note this condition whether by covenant or otherwise. The DA should not be considered for approval without such condition.

Yours sincerely,

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

Gavin Butler
President