

From:
To: [Planning Panels - Northern Beaches](#)
Subject: TRIMMED: Objection to proposed development in Robertson Road, Newport
Date: Thursday, 9 December 2021 3:32:52 PM

To Whom It May Concern,
I write about the proposed redevelopment of 351 Barrenjoey Road.

Firstly, politicians, developers and "the government" might wonder why they are so loathed by the public.

Here is why. At great expense and with much community good will, the COUNCIL adopted a plan that it stated at the time would guide future development of the one and only "Robertson Road":

It's hard to know what to write - https://hdp-au-prod-app-nthbch-yoursay-files.s3.ap-southeast-2.amazonaws.com/8716/2606/4610/Newport_Village_Commercial_Centre_Masterplan.pdf

Apart from some tinkering around the edges of the plan - lighting, greenery etc (all welcomed) - the core driving forces of the VILLAGE PLAN are largely ignored. So why did we bother.

Robertson Road is the ONLY street of its kind in Newport. The developers who bought up the buildings have only ever wanted to maximise profits - higher, more density, etc. But will this be for the greater good? I live several blocks away from Robertson Road, so my own property is not directly impacted. But, my joy in living in the area sure is.

Questions for the panel to consider:

1. Will the quirky individuality of shops and cafes in Robertson Road continue after the redevelopment? For example, would the hugely successful business PONY RIDER be able to be replicated in the proposed building with its vine-covered walls, New York "meat-packing district" vibe. I have friends driving up to Newport all the way from the inner-west to experience the store instead of buying online. Will the retail and/or cafe spaces have their own individuality? Will they be able to be converted into homely cafes or quirky retail spaces to continue the Robertson Road trend. Or will they be ill-considered glass boxes like the ones in the arcade near the bottleshop that have attracted an airconditioning front stop; some planning office and a small gym. Another two glass boxes in the arcade have been empty for years, despite the renovations. As someone who walks through there at least twice a day, I can hereby declare the arcade a "dead zone". What is being done to ensure Robertson Road won't be lined with real estate office and physios?
2. Will the sought-after morning sunlight in winter be able to be enjoyed? So many of Sydney's streets have become overdeveloped, overshadowed "dead" zones. As someone who works in the city, I can tell you - it's brutally cold. Robertson Road is often at its busiest at 6am when the morning swimmers and city workers congregate

in the sun or their morning caffeine fix ahead of going their separate ways. It's not the sunshine in the day - it's the MORNING sunshine that makes Robertson Road the "go too" morning cafe strip.

3. Speaking of cafes - will the development encourage the strip to develop and a foodie/cafe/quirky retail road? Have you ever had a coffee on Barrenjoey Road? We do it, but it's not pleasant - especially when the buses roll by. Thank God for Rukus moving in to the bowlo and Zubi having a courtyard. But Roberston Road is where there is actual reprieve from the non-stop traffic on the main road in and out of the Pittwater.
4. Will live music be allowed? Street parties? Every now and again, Roberston Road shows what it could be, like the other weekend when staff in the street held a Christmas party. The local restaurants were packed - the music played and people sang as tribes of children chalked the pavement. Council also showed the potential of Robertson Road after the first lockdown when it closed the street and turned it into a pedestrian strip. Are the proposed units soundproofed enough to allow musicians to frequent the street, to bolster patronage of cafes and restaurants and give the street atmosphere? It is a commercial area - incoming residents have the potential to kill off the atmosphere if planning permits this to occur. Please don't replicate the Luna Park mistakes.
5. Finally - how is a wide, gaping concrete mouth of a garage akin to moving towards the village plan as agreed to by all in the masterplan? Will the street be able to be closed off should this be allowed??? How can we realise the vision of Roberston Road becoming a pedestrian strip?
6. Leave the trees. They are what make the street desirable. Not concrete.

Regards,
Linda

I am sure I have missed other vital