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**Sent:** 16/02/2021 10:46:29 PM  
**Subject:** OBJECTION TO Mod2020/0722 for DA2019/1280  
**Attachments:** OBJECTION TO PROPOSED DEVELOPMENT MODIFICATION.docx;

Attention Lashta Haidari - Planner

Dear Ms Haidari  
Please find attached our letter of objection to Mod2020/0722 for DA2019/1280

Wendy Batchelor  
Stefan Albinski  
Carri Kinner  
Susan Trodd  
Susan Coleman  
Judy Albrecht  
Laurence Mc Coy  
Cindy Venables

75 Beaconsfield Street, Newport.

We look forward to receiving your response.

Yours sincerely  
Wendy Batchelor

OBJECTION TO PROPOSED DEVELOPMENT MODIFICATION  
Mod2020/0722 – DA2019/1280

Lashta Haidari  
Planner  
Northern Beaches Council

Dear Ms Haidari and Planning colleagues

I am following my phone call to you last week with this letter to the planners on Northern Beaches Council.

I am objecting to the **modification** of the proposed development plans for DA 2019/1280 by Stable Innovations Pittwater Shores Pty Ltd – Mod2020/0722, primarily because of the risk to the safety of school children walking this path to and from school each day that is now being requested by the developer to be made narrower than approved, against AustRoad Guidelines for public footpaths.

I live opposite this development and have been authorised to represent residents living in our complex. We are 9 homes in our town house complex. We have 2 main objections:

1. We object to the request for a reduction in the width of the footpath from 2.5 to 1.5 metres in Beaconsfield Street Newport, given that it is a main thoroughfare to the school for children who walk or ride. It is a very busy street with cars and buses. This street is a major thoroughfare for cars who use the lights at Barrenjoey Road and for buses. This is a dangerous precedent to set for future developments in this street and elsewhere in Newport. It puts our children at risk. AustRoads Guidelines say the recommended path width is between 2.5 and 3 metres and increases with traffic volume. Traffic on Beaconsfield is constant and heavy. We suggest that you execute these rules, and most especially during construction, because of the danger to school kids.
2. We object to the request to raise the height of the development that is already above the normal regulations for building height. It is already a very imposing development on Beaconsfield Street given that it has half the building setback normally required by Council and with greater height than that which is normally legally required by Council. It is changing our streetscape forever, especially with 95 trees removed and one lonely tree left. The developer's concern for greening is laughable, if it was not so sad.

My grandchildren attend Newport school and I use this pathway to walk them to and from school. It is a very busy road with groups of children walking to and from school on the path and riding bikes. Already in much older sections of the footpath that are narrow (about 1.5metres), it is impossible to pass people coming the other way especially with strollers and prams as there is no verge to the road, resulting in the children going onto the road to pass, sometimes with their bikes. This is putting our children in danger of being knocked by a passing car – or a bus - on this busy road. Not all children are shepherded by adults on this walk to and from school.

The building line for this development is already half the normal regulation setback of what it should be for a development of this height, so is it any surprise that they now find that they do not have enough space to do the planting of vegetation promised along the path? And how much does this narrowing of the footpath affect the safety of pedestrians passing the entry/exits to this development with cars coming and going? There is no verge from footpath to road and already a shorter setback of the building line. Let's please observe AustRoad's Guidelines.

I am very disappointed that Council is even considering these requests for the second time. The issue of narrowing the footpath because there is not enough space to plant is due to the development's own ambitious faults in design and its reduced setback. There is no justification for reducing the width of the footpath in Beaconsfield Street to accommodate this fault in design. It is a main thoroughfare for Newport Primary School and a busy road and main route to Barrenjoey Road, not a small local street. The problem has been caused because Council has already gone beyond its own rules for setback of this development and beyond normal building height regulations. These 2 requests were in the original plans. I would like to point out that from the beginning this has been a highly 'sensitive and controversial' development (Council's own words). This will only add more contention, controversy and sensitivity.

I do not understand why this development is privilege to so many breaches of Council's own building code. And then able to ask for more. This undermines public trust in Council's deliberations and planning, and faith in democratic decision-making for our community and local area.

In the original development application process I, the only speaker from the public about this development, was denied the opportunity to speak about these issues in the online planning panel meeting due to your 'technological problems'. I hope that you will listen now. As local residents (that is we who live here) predicted, traffic problems especially at school time have been horrendous in our street during this construction period already. We were gridlocked one morning this week with excavation double-trucks trying to pass buses at school drop off time with parents waiting to drop off. I might also point out that last weekend after heavy rain our bay filled with muddy storm water run-off, earth washed down from the building site. Another environmental blow from this development.

Living through this construction phase is horrendous with heavy machinery and drilling noise starting at 7 am constantly until 5pm. The dust is dreadful at times and a real difficulty for those of us with breathing issues. At least keep our children safe.

Yours sincerely  
Wendy Batchelor  
5/75 Beaconsfield Street, Newport, 2016

And on behalf of :  
Susan Coleman Unit 1  
Stefan Albinski and Sandra Wormald Unit 4  
Laurence McCoy and Cindy Venables Unit 2

JA Cockerill Unit 7

CM Kinner Unit 3

SM Trodd Unit 6