
Sent: 28/01/2021 11:43:13 PM
Subject: Submission DA2020/1042 - 349 Barrenjoey Road NEWPORT NSW 2106
Attachments: Pouliopoulos_Submission_DA2020_1042.pdf;

To the Northern Beaches Council Councillors,

I am writing in regards to the development application DA2020/1042.

Herein, I have included, as an attachment, an official letter from me outlining my response to the abovementioned DA application.

Please accept this letter as our formal submission to the DA.

Please do not hesitate to contact me if you have any enquiries or would like to discuss this matter with me in person. Thank you.

Kind Regards,

Apostolos (Paul) Pouliopoulos,

Property owner of 347 Barrenjoey Road Newport, NSW 2106

Ph: 0400 740 380

Mr Apostolos (Paul) Pouliopoulos and
Mrs Theodosea Pouliopoulos
Owners of property: 347 Barrenjoey Road
Newport NSW 2106
paul.pouliopoulos@icloud.com
cc: apostolos.pouliopoulos@gmail.com
cc: jim.pouliopoulos@gmail.com
ph: 0400 740 380

28 January 2021

To:

Northern Beaches Council,
PO Box 82 Manly, NSW 1655 Australia
ABN: 57 284 295 198
northernbeaches.nsw.gov.au

cc: rebecca.englund@northernbeaches.nsw.gov.au

RE: DA2020/1042 – 349 Barrenjoey Road NEWPORT NSW 2106

I am writing this submission to draw your attention to concerns I have regarding the Development Application (DA) DA2020/1042 mentioned above. Firstly, I would like to mention the fact that I was not notified of this DA or the public comments published in the online exhibition until after public consultation closed in or about October 2020. I only became privy to the fact via a third-party representative of the Applicant on the 15th January 2021. I have since been advised that the Council records pertaining to our mailing (residential) address were incorrect. This has been an ongoing issue with the Council since 2009 when we were also not notified of a submission by the Council to re-zone the land inclusive of our property dated 1st October 2009.

Whilst we support the commercial and residential development of the Newport precinct, we take this opportunity to voice our concerns with this DA, in particular for the following reasons:

LACK OF COMMITMENT BY THE COUNCIL TO NOTIFY ALL PARTIES

For the reasons stated herein, we request that our concerns be noted by the council and to be included as official documents in response to the public consultation of this DA.

INSUFFICIENT DESCRIPTION OF ARCHITECTURAL FEATURES

The architectural plans lack specific information regarding but not limited to the following:-

- Concealed/superficial details of the southern boundary of the building
- Is deficient in detailed descriptions indicative of possible windows, door layouts, air-conditioning, ducts, balconies, or communal open spaces which may potentially have

direct-line-of-site views with our adjoining property impacting on privacy and potential to incur setbacks to our property.

- There is also concern relating to no information being provided in relation to the location of possible ventilation stacks that connect to the underground car park which may pose potential health risks.

We therefore request that detailed illustrations, schematics and descriptions pertaining to building features on the southern boundary of the Applicant's property be included as an amendment/attachment to this DA and be exhibited as a component of this exhibition, so that we may evaluate the potential impact to our property, our tenants and any possible future development we may wish to pursue at our property.

In future we wish to develop our land up to the north boundary of our land and request that the current DA does not cause any future requirements for our building(s) to be set-back from the boundary or require an easement on our site. Until further clarification on this matter is provided by the developer of 349 Barrenjoey Road, we formally object wholly to the current DA.

HINDERANCE OF ACCESS TO THE ESTABLISHED CAR PARK AT REAR OF 347 BARRENJOEY ROAD PROPERTY

We do not support any development that:

- Denies myself or my tenants exclusive access to the established car park area at the rear of 347 Barrenjoey Road; and
- Hinder the current commercial lease arrangement on the land in terms of the provision of car parking to our tenants; and
- Hinder access to the premises via the car park area for critical emergency services (ambulance, fire-brigade, police), waste management services, utility services, and clientele with mobility issues.

As stated in the "Urban Design Referral Response" document of the DA, "a proponent should demonstrate amalgamation efforts with the southern neighbouring site failing which the proponent should demonstrate that the next door site can still be reasonably developed in the future". Whilst we have received requests to amalgamate, we still reserve our right and commitment to oppose this request on the basis that amalgamation will significantly impact and limit the useable area of our land causing bottle-necks, space restrictions for parking, pedestrian and utility access to our property. In particular, we are concerned about the impact on the future development potential of our land.

Furthermore, in the advent of any unfortunate discordance with this matter, I would request for the developer to reconsider the current layout of his design. We have requested further expert advice from town planning consultants, and thus we plan to include additional submissions subsequent to their investigations into this matter.

As such, please keep us informed of any further correspondence via email or via the updated postal address (recently updated on council records, but not listed herein).

Sincerely,

A handwritten signature in black ink, appearing to read 'Apostolos' or 'Paul', written in a cursive style.

Apostolos (Paul) Pouliopoulos