
From: Selena Webber
Sent: Monday, 13 December 2021 5:05 PM
To: Planning Panels - Northern Beaches
Subject: DA 2020/1756 351 & 353 Barrenjoey Rd Newport

Categories: DA2020/1756

13th December 2021

Chair and Local Planning Panel

C/O

Northern Beaches Council,

PO Box 1336, Dee Why,

NSW 2099

Dear Panel,

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

Please refer to my submission for this current application. I am extremely disheartened by the Northern Beaches Planning departments failure to ensure this application adheres to their building codes. While the regulations are always open for discussion when there is benefits in changes to both the applicant and the community this application by a developer who purchased the site knowing the DCP and LEP restrictions has breached multiple controls resulting in a building that still has amenity issues for future purchasers due to a FSR too dense for the site and a mass that has far reaching impacts on the village of Newport.

For example all DA submissions failed to address why there should not be a 6m rear setback. While this regulation should be open for negotiation as the site has essentially two street fronts, the intent of the code should not be completely ignored resulting in no deep soil planting on the site, no possibility of pedestrian thoroughfare through the rear of the site as intended in the Newport Masterplan DCP and an horrendous junction between the heritage listed Anglican church and the proposed development. No acknowledgment of the context of this site is given! This is the impact of ignoring just one element of the DCP.

The Newport Community worked hard to get a Newport Masterplan adopted that allowed larger buildings to help development but at the same time retained the atmosphere of our community. Please make sure it's intent is adopted otherwise what is the point of having planning codes.

Yours sincerely

Selena Webber