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05/03/2021

MRS Karen Bond  
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**RE: DA2020/1756 - 353 Barrenjoey Road NEWPORT NSW 2106**

5th March 2021.

Karen Bond  
PO Box 1008  
Newport  
NSW 2106

RE: DA2020/1756 - 353 Barrenjoey Road NEWPORT NSW 2106

I strongly oppose the DA for redevelopment on the corner of Barrenjoey & Robertson Roads Newport.

Whilst welcoming a modern development on this site, I have a number of concerns with this proposal.

This development is in contradiction to the core principles within the Newport Master Plan. I believe that the proposal is too large and overpowering for the site and does not fit in with the beachside village atmosphere of Newport.

Robertson Road is the heart of Newport shopping strip and the local businesses have created a unique, quirky and eclectic strip with a great vibe, especially since Council have installed the fairy lights in the trees along the footpath.

The proposed garage entry at the bottom end of Robertson Road will be a safety threat to pedestrians as well as cause traffic congestion that will back up traffic on Barrenjoey Road and a constant flow of traffic along Robertson Road, and that will just be the residents of the apartment block.

Owners of Lots 349, 351, 353 Barrenjoey Road as well as 29 & 31 Foamcrest Ave should adhere to a masterplan for Robertson Road which is complimentary to each property and the Masterplan for Robertson Road with low rise buildings with a reduced number of apartments, stepped back so not to create shadowing or a corridor effect along the street, in a complimentary design that fits in with the beachside living that Newport is known for.

Perhaps consideration to close off the lower 2/3 of Robertson Road adjoining Barrenjoey Road to create a pedestrian plaza and using the back 1/3 entry from Foamcrest Ave for vehicle access to underground parking for all developments backing on to Robertson Road.

Emphasis should be on the requirements of the Newport Masterplan, that the Robertson Rd zone is dedicated to form a key component of a pedestrian precinct, which is to become the

community hub of Newport village.

This development would disregard the community consultation that resulted in the Newport Masterplan in particular with regards to:

- Unique character of the village.
- Encouraging cafe and dining uses on side streets as urban plazas,
- Pedestrian focus of Robertson Rd,
- Minimise potential conflict between vehicles, pedestrians and cyclists
- Robertson Road to be closed off as Community village square/plaza

In conclusion, the requirements of the Newport Masterplan must be considered in this application.

Please keep in mind that whatever is built on this site will set a precedent for further developments in Newport in the future. Council has one chance to get this right so that Newport does not end up with piecemeal developments and maintains the beachside village lifestyle for all to enjoy.

Regards,  
Karen Bond