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**Sent:** 11/11/2019 8:15:40 PM  
**Subject:** Submission DA2019/1157 - 351-3 Barrenjoey Rd Newport

The General Manager.

Dear Sir,

Please receive my submission with regards to the DA for the above proposed development.

I am worried about bulk scale and the solar overshadowing of this proposed development will cause on Robertson Road as it lies on the northern side of the road and takes up a large section of the street. It will compromise the current and future retail potential of the southern side which is where people most enjoy to sit and enjoy the sunshine.

The Robertson Road facade of this development struggles to contribute to the retail and streetscape environment. The proposed shopfronts on Robertson are set back behind ramps and barriers and as such it adds little character/interest or retail interface at footpath level. This Robertson Rd frontage looks like a western suburbs style development not a boutique retail / apartment complex of high interest on a prominent village heart streetscape on the northern beaches. They have focused on only making the Barrenjoey Road facade look interesting which conforms to what has been the previous model to all developments in Newport and lead to the major issue of it just being a thoroughfare.... Just like what has happened to Parramatta Road. This development has the capacity to be the catalyst for change, the key to breaking the mould of Newport being a thoroughfare is via Robertson Rd. it has the ability to be the village heart and is the one street where all the frontage can be potentially re-developed over the next 10 years. The southern side has lodged a D.A previously and The Post Office was thought to be up for sale at some point so getting this development right will set the context for the future of this village and as Robertson Road being the village heart with great solar access, vibrant interesting shopfronts and inspiring an landscape which will improve the economic capacity of Newport.

I also have concerns relating to the potential impact on the heritage setting of the church. It is necessary to see a photomontage to truly assess the impact. The current statement of environmental effects is only a written document and there has been no 3D modeling done to support their claims of it being complaint against not impacting the heritage setting of the listed church.

I also have concerns relating to the traffic management of this site. The impact on the zebra crossing and the swept paths of the large construction vehicles needs to be carefully considered. There are very young children and villagers alike that use this crossing constantly throughout the day. Having giant construction trucks pulling across potentially clipping kerbs and requiring to take up two lanes on Barrenjoey Road in order to make the turn seems very dangerous. This construction activity will also have a huge bearing on the existing retail traders on Robertson Road causing a very un-inviting space for people to want to stay for any number of time. There needs to be a full traffic study showing how these construction vehicles will move through the backstreets of Newport as they have the capacity to create serious risks to the safety of the local / visitor community and potential damage on small roads with tight corners if not correctly reviewed and managed.

Regards,

Chris Parfett

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