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

I have concerns with this DA application because it does not reflect the overall principles and objectives of the of the Newport Masterplan. That plan was developed collaboratively with the residents of Newport and this DA does not reflect the intent of that plan. It is essentially another overdevelopment in Newport which has emphasis on development profit rather than community outcome. Fundamentally it takes away the one remaining street in Newport that can offer up more than just shop fronts and limited seating space squeezed onto pavements alongside the Barrenjoey Road.

In addition, the application includes the proposal to demolish a mature Lemon Scented Gum on a Council reserve in Robertson Road (identified as T1 in the arborist's report). This is the most significant tree in the road and serves as evidence that if the proposal to remove is the option then very little thought has been put into how to preserve this area, and the most profitable way is the preferred approach.

The application also has provision for additional underground storeys as a carpark for building residents with the proposed 5.5m wide entrance/exit will take away any opportunity to leverage Robertson Road as a plaza for community events.

Referring to the council's own website I am struggling to see in this DA, if the council approves it, how it can stand behind its claims about the 'Desired Character Within the Newport Commercial Centre':

1. "Diversity rather than uniformity of building type and style is a desirable part of the existing character and is encouraged to continue. "
2. "The retention and enhancement of special character sites and uses that contribute to Newport's identity"
3. "Retention and enhancement of the clusters of cafe/dining uses on Barrenjoey Road and Robertson Road."

And critically the DA fails to deliver on these fundamental development controls outlined in Pittwater 21 Development Control Plan » Section D Locality Specific Development Controls » D10 Newport Locality » D10.2 Character - Newport Commercial Centre

Outcomes  
Achieve the desired future character of the Locality.

To provide a sense of place by acknowledgement of the setting, history, landscaping and built character and to give residents a sense of belonging, community pride and security. (S)

To encourage vitality within the Commercial Centre and to give people the opportunity to meet most of their needs locally. (S, Ec)

To reduce pedestrian/vehicle conflict and to provide good accessibility to the main elements of the Commercial Centre. (S, Ec)

To provide urban design elements at a human scale at which people do not feel overwhelmed by buildings. (S, Ec)

To encourage a high standard of architectural design in development to ensure an improved individual identity and seaside character for the Newport Commercial Centre. (S, Ec)