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

We wish to raise a concern about this development based on the premise that it is out of sync with the Newport Masterplan recommending the development of the small plaza for this section of Robertson Rd. We have a number of concerns:

We have concerns that the proposed height of the proposal will create unwanted shade effects on the street cafes opposite in Robertson Rd.

Whilst the traffic report suggests that the provision of fifty four car spaces in the proposal will not cause undue impact on the Robertson Rd Traffic, we find this hard to accept given this is a narrow Plaza type street and the entrance is opposite cafes and parking for those cafes. Currently there are only app. eight car spaces for these sites so the addition of another fifty defies comprehension for the future of Robertson Rd.

Furthermore this development would contravene the community consultation that resulted in the Masterplan in particular with regards to:

- Character of the village;
- Encouraging café and dining uses on side streets - or urban plazas,
- consolidation of lots for efficient underground parking,
- Pedestrian focus of Robertson Rd,
- Minimise potential conflict between vehicles, pedestrians and cyclists
- a New village square

There are various references in the Masterplan that directly link to the importance of Robertson Rd and this development would fly in the face of Pitwater Council's attempt at community consultation. How is it in any way possible that a DA which requires sole vehicle entry for fifty four cars, halfway up Robertson Road, is addressing these core Masterplan requirements?

We wish the requirements of the Newport Masterplan to be considered in this application as this appears to be a short-sighted effort at profiteering in the face of community desire.