
Sent: 30/10/2020 6:27:03 AM
Subject: Online Submission

30/10/2020

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RE: DA2020/1042 - 349 Barrenjoey Road NEWPORT NSW 2106

Dear Rebecca,

I write in objection to this development application as a local resident of 13 years, local business owner and structural designer who is passionate about design and the community of Newport.

I am concerned about the lack of awareness of this application and believe the community as whole would have much to say about this and would like to know how local residents are notified when there is no signage on site.

Whilst I don't believe anyone is objecting to development of Newport as it is very run down and in need I would like to see council take a more wholistic view of the whole area so we can ensure the results of several developments needed will be considered and provide business's and residents with a thriving town for many years to come.

This application concerns me for the several reasons.

EXCESSIVE BULK AND SCALE

The Proposed structure shows little sympathy to current streetscape. Built to every setback and RLs it is too dominant for the lane and the surrounding buildings. This proposed design will cause excessive shading with these areas already struggling for natural light.

INSUFFICIENT LANDSCAPE AREA

With strict and heavy requirements up to 60/40 for residential zoning in our area I find it difficult to understand why commercial developments would have the ability to adhere to almost zero landscaping.

The public areas like nature strips not being included.

In 2020 landscape design is fundamental to good building design and there are several areas where this has been overlooked.

Landscape design can not only improve the aesthetic but can also elevate the environmental sustainability of the development and more consideration to putting back green space should be required.

UNDERGROUND BASEMENT POSSIBLY BELOW WATERTABLE

I haven't had time to qualify having only just found out about this DA but my initial concern for the basement level is in relation to the water table, flood zoning and planning for the area. Dewatering in tight domestic and commercial environments can have significant noise impacts and increase of the likelihood of contaminated groundwater making it into the sewerage or stormwater systems.

Even with a fully tanked basement the method of ground water removal, flood planning and

community safety should be explained prior

PUBLIC SAFETY AND COMMUNITY ENJOYMENT.

Reducing the public access areas affects the success of many businesses and community enjoyment. Robertson road has the potential and should be Alive with thriving businesses and space for community to gather, shop and be entertained. The commercial properties and community impact should be priority when approving this development.

The shops show little flexibility and difficult public access with a main driveway directly through the middle of it.

The basement car park access design shows zero knowledge of the current community activity, with children and public crossing at its heaviest in Newport at this junction there is no doubt in my mind this vehicle access would cause harm.

Not to mention the unpleasing aesthetic it brings to what should be one of Newport's most desirable business locations.

ENVIRONMENTAL IMPACT

I have noted a few of these already but finally the proposed building shows no forward planning or regard to sustainable living which the community of Newport and surrounding suburbs wish to adhere too. Any new structures in Newport should be encouraged to meet high standards in building sustainability to ensure our community continues to thrive and remain a proactive leader for generations to come. The opportunity here seems to be overlooked.

What standards and how the proposed design plans to give back and work within a reasonable environmental sustainable practice should also be fully explained before approval.

Kindest,

Alanna Smit
Director

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