
Sent: 13/10/2020 10:18:26 AM

Subject: Attain. Rebecca Englund

Attachments: Peter Stutchbury - Objection to Proposed Development - DA20201042.pdf;

Dear Rebecca,

Please find attached below objection from Gold Medal Architect Peter Stutchbury in regards to DA2020/1042 Construction of shop top housing development, 349 Barrenjoey Road Newport.

We are a firm located in Newport adjacent to the subject proposal. We look forward to hearing from you regarding the outcome of the council assessment process. Please do not hesitate in contacting if you require.

Sincerely yours,

Emilie

EMILIE WINTER

Peter Stutchbury Architecture

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Dear Rebecca,

Re: Notice of Proposed Development

DA2020/1042 Construction of shop top housing development
Lot 63 Sec 5 DP 6248 349 Barrenjoey Road, Newport NSW

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A few observations regarding the above proposal.

- 1) The building to be demolished is the only standing original architect designed remanent of northern beaches "holiday development". The planning and shop fronts are unique and beautiful, the corner building unusual and characteristic of a mid-20th century commercial development.
A similar building in Avalon is under a local heritage order and Council would be sensible and intelligent to identify this built fabric as worthy of retention into the future. The building proposed is a typical commercial development with no relationship to the local identity, that of Newport precinct and beach.
- 2) The proposal is to bring extensive traffic. A loading bay on and off Robertson Road is senseless. Traffic routes around Newport are alike more isolated villages – Barrenjoey Road is a primary artery; supply a concentration of traffic at this location will promote chaos and potential accidents. Robertson Road is not a wise location for traffic concentration.
- 3) Planning officers for the new Northern Beaches Council seem to be in lesser touch with the character of each suburb north of Manly. Newport is not Dee Why, nor is it Mona Vale. Council is slowly creating a 'Manly' approach to all developments – this will eventually neutralise the qualities that give our Pittwater suburbs their desire; however we understand it increases Councils ability to attract income.....if that is a priority.
- 4) A localised study would reveal a concentration of people that cross Barrenjoey Road at the most Northern traffic light locations – these people move south to eateries and shops crossing Robertson Road is currently a hesitation – any introduction of trucks would increase difficulties.
- 5) The building sets an unfortunate precedent to future applications.
- 6) Wouldn't it be sensible to first establish a development map for Newport that can communicate to developers' opportunities and qualities to be retained? Noting a managed (not piecemeal) approach to keeping our suburbs unique and not overrun by short-term profits.

Yours faithfully,

Principal
Peter Stutchbury Architecture