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20/08/2021

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

Submission Re: DA2020/1756 at 351& 353 Barrenjoey Road, Newport

The amended plans include non-compliances with the Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan including the Newport Masterplan.

A number of issues raised by Council are not suitably addressed in the applicant's response in the amended plans including:

-the non-compliant building height. A variation to the Pittwater LEP Height of buildings should not be supported.

- the impact that the NIL rear setback would have on future development of 31 Foamcrest Avenue. The assumption that future development would continue a similar pattern of cross-through ventilation units should not be relied upon to justify a NIL rear setback. The Masterplan must be adhered to and a 6 metre setback be provided.

-even though the overall solar access exceeds the minimum requirement of the NSW Apartment Design Guide Units 1 and 2 receive no direct sunlight resulting very poor amenity.

-surely a design solution could be achieved for acoustic amenity that would not put forward a possible solution to include double-glazed window systems with mechanical ventilation to introduce fresh air for a coastal seaside village development.

-it is unclear whether the unit depths proposed in the amended plans meet the NSW Apartment Design Guide requirements

The proposed positioning of the driveway access in Robertson Road would prevent the future development of Robertson as a pedestrian plaza and hub for the community and is not in the public interest.

The amended plans for the proposed development at 351 & 353 Barrenjoey Road, Newport are inconsistent with the intent of the Newport Masterplan and should not be approved.

Regards  
Sue Young