
Sent: 20/08/2021 9:21:48 PM
Subject: Online Submission

20/08/2021

MR Glenn Moore
30 Prince Alfred PDE
Newport NSW 2106
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RE: DA2020/1756 - 353 Barrenjoey Road NEWPORT NSW 2106

Dear Sir,

Re Submission re Amended Plans for DA 2020/1756 351 & 353 Barrenjoey Rd Newport

I refer to the above Amended Plans, and in particular to the document "Applicant Response to RFI and DSAP", and then in particular to the section relating to Jordan Davies DSAP LETTER

Item 1 B - Given the valid concerns expressed in many submissions that the ambience of Robertson Road will be degraded by vehicle movements, the Panel suggests that Council consider whether there should be no requirement for on-site retail parking and a relaxation of the car parking rates for residential.

Crawford Architect Response

If this is seen as a benefit to the amenity of Robertson Road, the removal of a basement is agreeable, noting that this will still provide at least 1 parking space for each unit (13), at least one parking space for each retail unit (7 for shop owners), a couple of visitor spaces, retention of the loading area, and provision of a turning bay. Crawford Architects confirm our client is happy to take direction here. Crawford Architects are in agreeance, that eliminating the need for an entire basement level (approximate 34 spaces) could be accommodated.....

I am astonished, that with Northern Beaches Council fully aware of parking issues already existing in Newport, that Council would even consider a development be allowed to proceed with 34 parking spots less than had already been proposed, when it does NOTHING to address the requirements of the Newport Village Masterplan, especially removing the carbuncle of a proposed vehicle entrance halfway up Robertson Rd. The loss of 34 parking spaces is the equivalent of roughly half of all spots in the Foamcrest Avenue carpark - a majority of the NBC spots in that carpark.

The concerns expressed by community are not about vehicle movements in general but about VEHICLE ACCESS to a car park on Robertson Road. The Newport Master Plan clearly requires a) site amalgamations b) combining underground carparking for potentially multiple sites and c) utilising both a) and b) above to minimise or eliminate carpark entrances on Robertson Road. It does not recommend reducing 34 carparking spaces.

I would therefore request that you either ensure that the Newport Master Plan is followed, or you REJECT this Development Application.

It should be noted that the current landowner would have been well aware of the Newport Master Plan when he purchased the site, as he has executed multiple developments in

Newport village - all of which have been actively opposed by the community - and therefore there is no reason that he should be submitting a Development Application that does not meet every single requirement set out within such a Masterplan. In fact, the only justifiable reason for EVER considering such a compromise would be with the proviso that every other aspect of the final DA to be submitted addressed every requirement and intention of the Masterplan, to the letter!

Yours sincerely,