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

I write to strongly object the proposed redevelopment of 351-3 Barrenjoey Road in its present form.

But I blame the staff and councillors of Northern Beaches Council for creating the building "envelope" that the developer - who is from out of the area and connected to a well-known developer family - is now trying fill.

I thought future development in Newport was to fit within the "village" concept that council - in conjunction with the local community - developed years ago?

Roberston Road has such potential to be Newport's "eat street" - the place to wander along as one decides where to have lunch or dinner, or, in the case of Mrs Robinson, a drink.

Yes, there are very good restaurants and cafes scattered along Barrenjoey Road - but it is far from pleasant sitting outside along a congested roadway. Try having a conversation. It is no surprised Rukus Cafe - arguably what was the heart and soul of Robertson - is now going gangbusters over at the Newport Bowling Club - tables are full every day. Why? Because one can sit down in a pleasant environment not directly on a trafficked thoroughfare.

Rukus was the heart and soul of Roberston Road - it was the first cafe I visited when I moved to Newport five years ago. When the gallery opened up next door, there was such excitement. Monthly showcases by local and visiting artists with regular launches began. Rukus did some night openings where visitors could snack on sensational tacos while wandering the gallery. Along with the crowds attracted by the new pizza restaurant, Afghan restaurant, French shop and bar, there began a real "buzz" in the street.

A buzz that died when Covid arrived and the developers took over.

I am making this submissions not because I am "anti" development - Robertson Road needs redevelopment, but let's make it something special, not an entry point to soulless concrete and glass boxes.

I believe the potential of Robertson s potential could still be realised so long as there is:

- NO unsightly and unsafe driveway splitting up the Roberston Road shops
- The retail spaces are NOT cookie-cutter glass boxes like the ones in the Newport arcade next to BWS - some of which still have for lease signs on them.
- To encourage cafes and restaurants - as opposed to flooring and physio shopfronts - the retail spaces should have a minimum of two toilets (unlike the new retail spaces near Zubi which only have ONE toilet!) and outdoor seating

- The height of the development should not block the sun - especially in winter
- There apartment should be soundproofed to allow for solo musicians to continue to play in the street - or even buskers - to give it atmosphere. Also, to avoid residents from complaining about noise emanating from diners.

And if council were to be really innovative:

- Shut Robertson Road to traffic and have bi-weekly markets in the street! I and others are desperate for a walk-to fresh food market (Coles produce is so it and miss in quality and availability)
- Allow the carpark behind the shops to be used for outdoor seating and/or a grassed area for kids to play.

Let's make Newport great - not turn it in to another Mona Vale

Linda