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**Sent:** 1/03/2021 8:21:05 PM  
**Subject:** Robertson Road Newport Development DA2019/1157

23 February 2021

The General Manager

Northern Beaches Council

**RE: DA2019/1157**

I have examined the plans and statements relating to the proposed development at 351-3 Barrenjoey Rd Newport. I believe the development should be rejected for the following reasons:

1. Bulk and scale. Here is another example of a developer maximising floor space. This would appear to be a solid rectangle of a building with an 11.5metre wall of the entire length of the building facing Robertson Road. This format will have an extremely detrimental effect on Robertson Road itself. Firstly there is a character and balance issue: the street is varied and local and village like, something this building decidedly is not.
2. Secondly all Newport residents are aware of the potential of Robertson Rd as a traffic free street, as described in the Newport Masterplan. This development simply trashes that concept. The street, even in its present form is valued as a Newport off main road meeting place. Residents have been looking forward to seeing that concept amplified in some decent, human-oriented planning. This area of Robertson Road, the Post Office leading onto the church and hopefully a further sympathetic development on the so called Woolworths site would rescue Newport from a traffic ridden main road destination.
3. There comes a time when a council must engage in some long term planning that puts people first, and not developers who want excessive floor space in order to maximise profits. We have a responsibility to our children and grandchildren to hand on something worthwhile.
4. This proposal represents a block of masonry, tricked up to look soft and inviting, relying on the vegetation on Barrenjoey Rd for some relief from its bland and uninteresting appearance. (see Plans, Eastern Elevation)
5. No amount of stale planning jargon or fake description can make this proposal inviting. We are seeing the same thing in central Parramatta, which is experiencing a similar treatment, knocking the heart and soul out of that area. We don't want Newport to suffer the same fate.

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