
Sent: 27/05/2020 11:20:28 PM
Subject: Online Submission

27/05/2020

DR Julian Northover
354 Barrenjoey RD
Newport NSW 2106
drjulian@newportdoctor.com.au

RE: DA2019/1157 - 353 Barrenjoey Road NEWPORT NSW 2106

My comments are regarding adding to the amenity of Robertson Road.
It is a mistake NOT TO ALLOW this development to add to the out door seating for Robertson Road.

I feel the modified design compared to the lodged plans from 25th Oct 2019 will lose the opportunity for the retail units 6-8 to interact with the outdoor space. By bringing the glass shop fronts forward and losing the out door seating will reduce the street activation. The Northern Beaches Council Urban Design Planners has requested this change, and it ignores the fact the the community enjoys the use of even these south facing spaces despite them lacking sun. The existing organic cafe, in the space of the proposed unit 6, has enjoyed a strong following with many customers enjoying the alfresco dining, undaunted by the lack of sun on a hot day. Out door seating is limited on the other side of Robertson Road, so this would be a lost opportunity to increase the roads offering to all of us. The original proposed seating with an elevated outlook would have been welcomed.

Learning from the lack street engagement offered at the Palms Development further down Barrenjoey Road shows that having glass right up to a foot path, is not as enticing as it could be and people congregating around alfresco tables definitely adds to a sense of community... One only needs to look at the customers enjoying the morning 'sunless' tables at Coco Bar and In The Woods on Barrenjoey Road.

Further the previous designs clever use of the external ramp to solve the flood risk elevation issue and whilst making the retail spaces more disable accessible and widening the public access to the covered pavement was great. It also removed the need for all 3 retail units to need their own individual 1m flood elevation, internal disabled lift and stairs. Another barrier to customers and street engagement.