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**Subject:** Online Submission

10/06/2020

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**RE: DA2020/0502 - 36 Bardo Road NEWPORT NSW 2106**

Date Monday, 8th June 2020

Dear Northern Beaches Council,

Re Application Number: DA2020/0502  
34 - 36 Bardo Road, NEWPOERT

Size of proposed Building

The size, scale and design of this proposed development is not in keeping with any other property's outside of Newport CBD. Complex is 40 % large than any other Set 55 in Bardo Road. Plans depict very limited Green Space or Gardens.

Why does this Set 55 think that Senior's / down sizer need (4) Bedrooms. (2) plus, a study would be more than adequate.

Bardo Road already has four Set 55's within approx. 60m of 34 -36 Bardo Road for a total of 26 properties. All of these set 55's are for the most part, semi-detached homes with gardens, green space and courtyards that fit into the area.

24-26 Bardo Road: 10 Unit  
30-32 Bardo Road: 8 Units  
39 Bardo Road: 3 Units  
49 Bardo Road: 5 Units

The proposed number of units should be reduced to 8 and be in keeping to the area.

Clause 4.6

34-36 Bardo Road clearly does not meet the Housing for Seniors or People with a Disability (SEPP) as Bus Stops are located well outside of the 400m Rule.

Footpaths need to be taken into account: Gladstone Street only has one footpath on the northern side of the road.

On the City bound Bus Stop, there are no traffic lights or pedestrian crossing, footpaths or any provisions for SEPP to safely cross busy Gladstone street.

Trees

Council were advised by neighbours of tree tampering and removal of well-established trees before these plans were submitted. Why have these trees not been taken into account with this DA?

The owners of 34 -36 want to cut down & remove nearly all remaining trees, including the well-established trees that were illegally removed on-site that are part of a wildlife corridor that local wildlife have made their homes. Removal of further trees should be denied.

The Trees that were illegally Poisoned, then cut down should be taken into account as if they are still living on the properties. Council should force the owners to submit new plans taking trees that were illegally cut down into account.

#### Joshua's Tree Service

There is no mention of the destruction of all of the cut down trees in his report. A professional arborist would have documented this.

#### Bins

The footpath is only very narrow. On a Sunday and Monday it's very difficult to pass a number of the properties due to the vast number of bins blocking footpath. With the large number of Set 55's located close by this would make it very difficult for the elderly and young families and riders to pass by.

#### Parking

Onsite Parking should be increased, as the development has 36 bedrooms. Forward thinking should allow one parking space per bedroom.

Visitor parking should be increased as there are only 3 Visitor parking spaces not 4 as outlined. 1 parking space is a shared zone. 3 Visitor Parking spaces is insufficient for the size of this development.

There needs to be a pick up / Drop off area for, Bardo Road Kindy as Builder will take every available parking space during construction.

#### Road Traffic

Residence will be unfairly subjected to reduced parking in Bardo Road, Traffic control & Traffic delays.

If building is completed, residence, vehicles from 34 - 36 Bardo will undoubtedly end up parking in street taking up space that allows vehicles to pull into allowing vehicles to pass.

#### Start Time

A proposed start time of 06:00 should not be allowed. Again this is unfair disruption to resident's of Bardo Road.

#### Report

Auswide Consulting Report should be excluded and a new firm engaged as there are a number of inaccuracies in their report.

1. Newport is North East of Sydney Not South east of Sydney CBD.
2. In this section of the Bardo Road, there is only a footpath on the Northern Side of Bardo Road. Not both side as depicted in Report.

3. "Two Un-marked Lanes".

Bardo Road is at best a One-Way Road. Parking on both sides of the road reduces it to single lane. Vehicles have to Give Way to each other by pulling into empty parking spaces/driveways. If this development is completed, some residences of 34 -36 Bardo Road will use parking spaces as storage. Vehicles will then be parked in street taking up street parking of existing residents and reducing access for vehicles to pass.

M. Kennedy  
Bardo Road Newport.