
Sent: 13/11/2020 6:49:53 AM
Subject: Submission re 54 Bardo Road Development
Attachments: Submission re 54 Bardo Road Development.docx;

Nick Keeler

Northern Beaches Council

Dear Nick

Please find attached our objections to the proposed development at 54 Bardo Rd Newport

Could you please submit as an objection

Thank you

regards

Lindsay Wellings

Northern Beaches Council

Application No: DA2020/1172

Address: 54 Bardo Road Newport

Description: Seniors Housing Development

13th November 2020

For the attention of Nick Keeler

Please find our objections and concerns below to the proposed development.

Over Development and Streetscape

- Footprint Ratio
- This is another case of massive overdevelopment within an area that prides itself as being part of a very green and natural streetscape. Although we live in an over 55's development ourselves, this application features 6 units on an area approximately half the size of our block, which has a total of 7 units – as such it is not surprising that it exceeds the important floor space ratio,
- We also believe that the proposal is out of character and compatibility with other buildings, both new and old in Bardo Road. The proposed buildings, as viewed from the street, are of bulk that does not conform with the character of the street.

Traffic and safety Issues

- Bardo Road is a narrow, busy road. Already the traffic moving from east to west and vice versa down Bardo Road is most often reduced to one car at a time, with vehicles having to pull into the side to allow another vehicle to pass - indicating that the infrastructure is already way beyond acceptable levels. Heavy duty trucks and machinery will have difficulty traversing the street. As the development is close to a busy kindergarten, this is a safety factor that is especially important during parent drop off and pick up times.

Fauna, Wildlife and Tree Preservation Concerns

- Because of the dense tree coverage in Newport we enjoy more than our fair share of native animals. The proposed development requires that four healthy, mature trees be removed from the block. By removing these trees and increasing land coverage by overdevelopment – our natural heritage is rapidly being eroded. Most of us live in Newport by choice and we most certainly do not want to lose this wildlife bonus. Note that tree clearing has already commenced

Conclusion

There are many individual factors that fail to meet the standards set and hopefully maintained by both the NSW State government and the Northern Beaches Council. From over development to traffic hazards, fauna and tree concerns to environmental issues - all of which combined create a development that is just not right for this area of Newport. We are not against development, but we are mindful that developers, councils and state governments not only have

a responsibility to protect those existing owners who have lived in the area for many years, but also to ensure that the many wonderful benefits and features they enjoy are maintained for future generations.

AS SUCH WE BELIEVE THAT THIS PROPOSED DEVELOPMENT SHOULD BE REJECTED.

Lindsay and Jenni Wellings

Apt 6 , 30-32 Bardo Rd Newport