
Sent: 12/06/2020 7:16:50 PM
Subject: Online Submission

12/06/2020

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

Having reviewed the above-mentioned application for development, and as a resident of Bardo Road living directly next door this proposed development, I have several concerns to be taken into consideration by Council.

1. Loss of Solar profile

From the proposed plans the direct solar profile for my unit will be reduced from 6 hours per day down to zero direct solar hours meaning I will lose sunlight to my unit.

2. Loss of rental income

I have concerned about securing future tenants given the proposed 50-week planned construction, issues with building noise and a requested 6am start

3. Size and Purpose of the SEPP Development:

The scale of this development is excessive. The design and scale 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.

4. Traffic Management and Ongoing Traffic Concerns

Bardo Road already overloaded with traffic. Most of the time effectively a one-way street with cars parked either side of the road making it very narrow.

The proposed development provides for 3 visitor parking spots meaning that future residents of 34-36 Bardo Road will park on the road, adding further to the traffic congestion.

5. SEPP 5 developments compliance

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.

6. Retention of Trees:

Council are aware that the majority of trees on this development site appear to have been illegally poisoned, killed, and subsequently removed at the end of 2019 and start of 2020.

Council received multiple complaints regarding this matter. Therefore, I have concerns regarding the retention of the Norfolk pine tree that is "being kept unless they have a problem" and as they have shown disregard for the existing trees.

It is my submission that this application be rejected by Council.

Kind Regards
Susan Stanton