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Subject: NBC Standard Message 20230214_10
Attachments: NBC_Standard_20230214_MailMessage_NSW_10.pdf;

Scanned mail attached

Christopher Leslie and Rarin Shribu-Nga

9/38 Bardo Road

Newport NSW 2106

Northern Beaches Council

PO Box 82

Manly, NSW 1655

Attention: Mr Adam Susko

Regarding application number DA2023/0045

Lot 34 Sec 2 DP4689 36 Bardo Road, Newport

Demolition and construction of Senior Housing

Thank you for the opportunity to comment and question DA2023/0045

I would like to confirm that we are the owners of Unit 9, 38 Bardo Road and are located adjacent to the proposed development.

Bardo Road, as council will be aware, is an extremely narrow street which effectively has nil passing of any traffic. The street is heavily congested and has no available parking and has a childcare center located across the road from the proposed development which has drop offs and pickups Monday to Friday.

The fundamental issues we have in relation to the proposed development are as follows:

- 1. The safety of the pedestrians and the safety of the children and parents during pickup and drop offs**
- 2. Lack of street parking**
- 3. The requested hours of construction are totally unreasonable**
- 4. Lack of detail provided on co-ordination of traffic and when deliveries are made**
- 5. Lack of detail regarding requirement for a full dilapidation being carried out on adjacent building**

1. Safety of pedestrians and children/parents from childcare

The developer and builder need strict guidelines imposed as to what construction activities can be undertaken during the hours of drop off and pick up. Additional traffic control co-ordination and effectively a 'lollipop flagman' should be on duty to ensure safety.

2. Lack of street parking

All site workers must not be permitted to park adjacent to the proposed development and if a construction zone is implemented, it should only be in place for restricted hours Monday to Friday. Local parking should be given as a priority and a system needs to be put in place to ensure that construction personnel are not parking in the street and should be parking at a local parking facility and if necessary bussed to site at the developers / constructors cost.

3. Requested hours of construction

The developer request for operation on site, Monday to Saturday 6:00am to 5:00pm 6 days a week is totally unreasonable and flagrantly disrespectful to the adjacent neighbours and offers no quiet enjoyment. Hours for construction activities should be restricted to 8:00am to 5:00pm Monday to Friday, and 8:00am to 1:00pm Saturday. Set up works and site preparation without noise can commence at 7:00am. In addition to this, IF there are activities to occur outside the construction, alternative accommodation is required to be provided to those impacted in surrounding apartments.

4. Traffic co-ordination

Fulltime traffic co-ordination should be in place to co-ordinate with hours of construction work. With no deliveries prior to the hours of construction and all deliveries to site to be co-ordinated and respectful of local traffic movements and pedestrian safety.

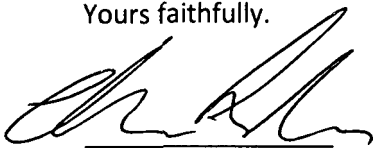
5. Dilapidation reports

Developer to fund a full dilapidation report on all adjacent properties and to make the reports fully available to the strata committees and owners. Reports are to be professionally compiled by an independent and certified company with a full assessment and photos of the current condition of the adjacent buildings.

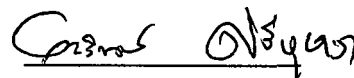
Furthermore, a close out report needs to be completed post construction. All property damage deemed the result of construction to be repaired by the developer. This is extremely important given the proposed close location of the development and the developer's request for underground parking.

I look forward to council's response to this letter and full recognition of the points raised and the inclusion of these points in the council conditions imposed on the proposed development.

Yours faithfully.



Chris Leslie



Rarin Shribu-Nga