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**Sent:** 16/02/2023 9:56:59 PM  
**Subject:** Objection to DA2023/0045 Lot 34Sec 2 DP 4689 36Bardo Road NEWPORT  
**Attachments:** DA20230045 - Submission - Sharp.pdf;

Dear Mr Susko,

Please find our written submission attached of objection to the proposed development of 36 Bardo Road. The second DA for the site.

Kind regards,

Mr & Mrs Sharp

16/02/2023

Mr Sharp  
Bardo Road  
Newport, 2106  
NSW

RE: DA2023/0045 (36 Bardo Road Newport)

ATTN: Adam Susko (Planner)

At Bardo Road we're very fortunate to have such a fantastic and like-minded community, but this is all now at the jeopardy of the proposed development, which is clearly an example of overdevelopment and greed. We fiercely reject this development.

Bardo Road is an established wildlife corridor. The overdevelopment proposed for this site will virtually eliminate a section of bush that is a home for an abundant amount of birds and wildlife.

In preparation for this application by the developer, most of the residents on the Bardo Road witnessed the intentional poisoning and removal of so many established trees in 2020 for DA2020/0502 yet still nothing has been done about this.

Bardo Road is already past capacity from a traffic management perspective. It simply can't support a development at the proposed scale without serious or life-threatening implications; thus, creating a dangerous safety hazard for our children and residents. There are currently very few parking spaces as it is and no complete footpath on the southern side of the road. It's already dangerous enough with cars racing down the street at 50kph plus while we're walking or riding with my family to the park, shops, beach or local businesses. Our kids attend Bardo Road kindy and we know first hand how dangerous the road and the traffic flow already is.

The matter is only exacerbated on the weekends when residents place their bins out on the street for collection on a Monday. In this period what few street spaces were available for resident parking are literally halved or even quartered. This lack of space creates bedlam from a traffic perspective with cars racing up and down the road. In actual fact the 50kph road speed limit really needs to be reduced to 40kph sooner rather than later. Bardo Road is not quiet. It is a major thoroughfare for cars accessing Irrubel Road, Wallumtta Road and now Bilgola Plateau all off Barrenjoey Road. The increase in traffic witnessed over the past few years has been alarming and the current state of the road surface for Bardo Road is a clear indication of how much traffic there truly is.

Additionally, to that, and with five Sepp 55 complexes already on the street, how can it be viable to add another? Diversity in a community is important, however another Sepp 55 complex is not in the best interests of the Bardo Road community. There simply is not the infrastructure to support it. One such reference point is related to the said requirement of public transport access where this DA fails to meet base line.

The south side of bardo road is also not complete from a pathway perspective forcing kids, families, disabled and elderly to walk/move onto the road or dodging traffic to make it across it. Development at said site will in actual fact destroy pathway access completely during works period.

The owner's cooperation of 38 Bardo Road also has very serious concerns at the amount of damage our building will suffer from during the proposed development and long after it is completed. The excavation depth is totally excessive at such proximity to the eastern side of our building; a building that was built some 50 years ago and, on a foundation, clearly not intended to entertain an extensive adjoining development. The chances of irreversible building damage to 38 Bardo Road aren't just plausible, they are probable. Even the geotechnical report indicates that extensive excavation required to entertain a depth of almost 5m for limited underground parking is at an UNACCEPTABLE risk level to life and property. The report also fails to mention the natural runoffs for water drainage that come down off Irrubel and Wallumatta Roads above. Whether we

accept it or not, climate change is impacting us and the level of stormwater cascading down the hill onto Bardo in the past few years is just a sign of things to come. The stormwater report fails to outline the natural runoffs that currently reside between the boundaries of 38 and 36 Bardo Road.

In relation to sunlight and privacy, as we've noted in the previous DA for the same site 14 out of 16 units at 38 Bardo Road will lose most of their current sunlight and privacy on the easterly aspect. It also appears, in relation to the plans, that some units will be in the shade all day long. This is unacceptable. The overshadowing report for this new DA appears to be missing and unsure if one is supposed to be present (unless it was missed in the document folder).

The hours of construction are noted 6:00am - 5:00pm (Mon - Sat) and the requested works period is for 52 weeks. But we all know this works period will blow out if allowed to proceed - the reality for so many developments already delayed and over due date in our area. It is simply unacceptable to have works starting at 6am and operating all the way through to 5pm, 6 days a week for at least 52 weeks straight. This is a quiet and peaceful street, not a developing metropolis.

It is imperative that the requested development – or any subsequent developments of this nature in Bardo Road – simply cannot be entertained a moment longer. The community of Bardo Road has been justifiably vocal in voicing wide-spread concerns around the detrimental impact on the environment, existing infrastructure and community. Not least of which is the emotional impact this development will have on the families and residents who presently appreciate the area for the community-based opportunities, safety and health benefits we are so fortunate to gain from.

We urge the council to agree with the “Not-Supported” facts reported at various levels within the Northern Beaches council, as well as objections as supplied by the residents and community of Bardo Road in order to block this development in progressing any further.

Kind regards,

O & A Sharp