



Memo

To: Northern Beaches Local Planning Panel
Cc: Lashta Haidari, Manager Development Assessment
From: Renee Ezzy, Principal Planner
Date: 30 November 2020
Subject: DA2020/0502 – 34 Bardo Road, Newport
Record Number 2020/

Dear Panel,

The following is an addendum to the original assessment report to address amended plans provided to Council on Monday 9 November 2020. There has not been adequate time to undertake a qualitative assessment of the amendments, renotify the plans or seek comments from the relevant referral areas.

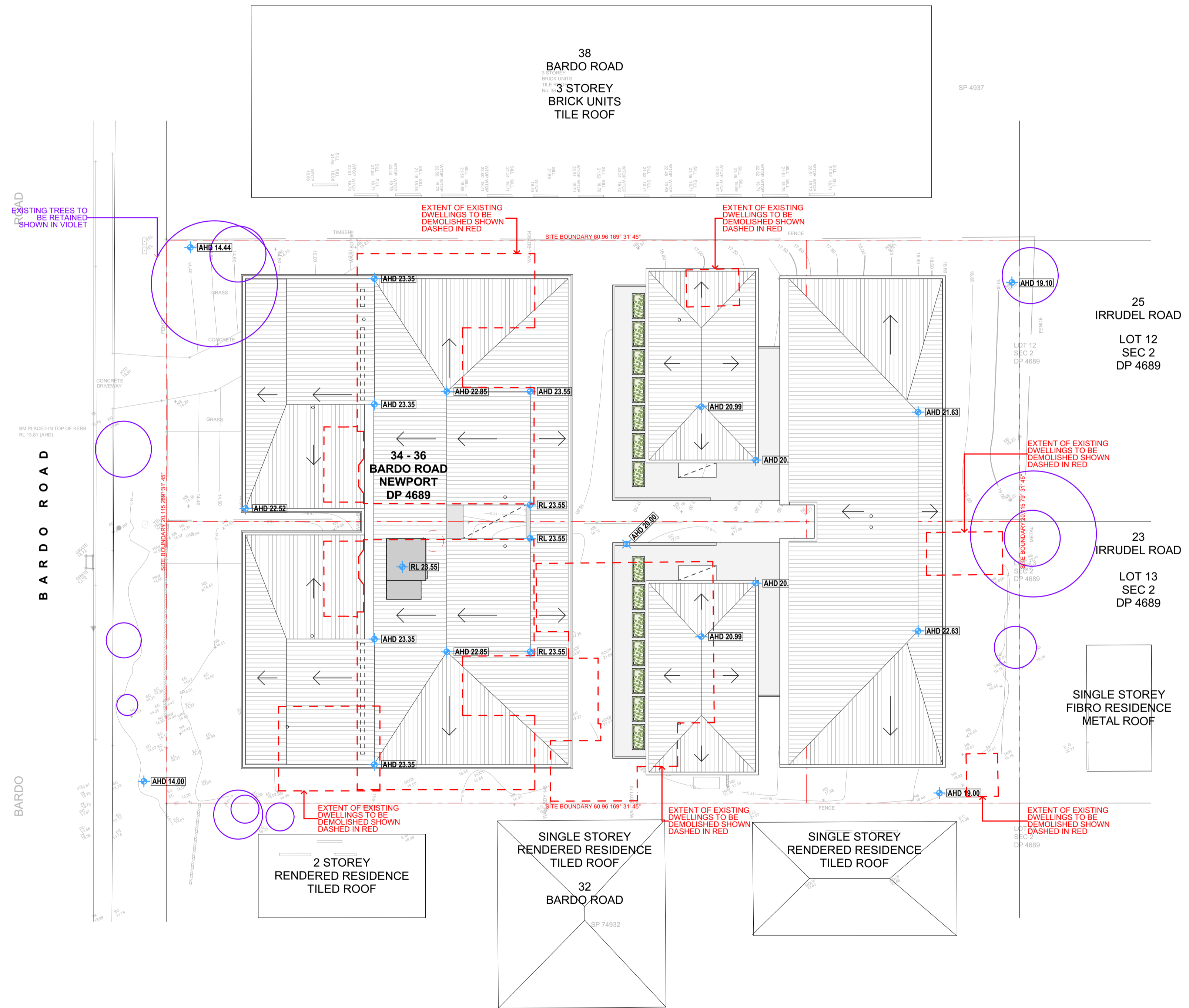
The amendments to the plans were submitted in response to the assessment issues detailed within the assessment report and Council's letter to the applicant outlining issues with the proposal. The following specific changes are proposed on the attached plans:

- Side boundary setbacks increased to 3.2m for Apt 001, Apt 101 and Apt102,
- Repositioned vehicle ramp (further west) to provide more curtilage to the neighbour's tree. Modified Apt 002 to suit,
- Deletion of the top level of Apt 05 and 06,
- Minor modifications and area reductions to all Apts to reduce GFA to 0.63:1,
- Relocated waste room adjacent to the vehicle ramp with on-grade access from street level,
- Hydrant Boosters and Gas/Water Meters re-positioned to suit new waste room configuration,
- OSD tank relocated to make room for the waste room,
- Existing ground levels maintained to south eastern and south western boundaries.
- Deletion of the retaining wall at the rear. Batter in lieu of retaining wall.
- Changes to the roof cover alignment over the lift lobby / apartment entries at level 1 set-back of roof aligning with the entry gate below,

- Replacement of the pedestrian ramp located with the front setback with a platform lift,
- A reduction in the street facing terrace depths with a setback from the front boundary to the outside face of the privacy screen now 6.3m noting the screens provide much-needed privacy from the street,
- Amendments to the design to comply with the rear 6.5 metre setback control
- A general increase in deep soil landscape opportunity around the perimeter of the site.
- Retention of the existing Norfolk Island Palm and addition of four (4) more trees.
- Seven (7) native/endemic trees proposed across the site

While the amended plans address a number of the items referenced within the assessment in terms of setbacks, location of the accessible ramp in the front setback and waste area, the proposal is not considered to have addressed the urban design issues substantially enough to reduce the overall bulk and scale of the development, particularly from the street.

0005328720 26 Oct 2020
 Assessor Ian Fry
 Accreditation No. D/N12/1441
 Address Bardo Road, Newport, NSW, 2106
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02	20/10/20	AMENDED DA ISSUE	FG	FG
01	20/04/20	DA ISSUE	FG	FG
Rev	Date	Amendment	Drawn	Check

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Client
Built Projects
 Project
BARDO ROAD SENIORS HOUSING
 34-36 Bardo Road Newport NSW 2106

Status
DEVELOPMENT APPLICATION

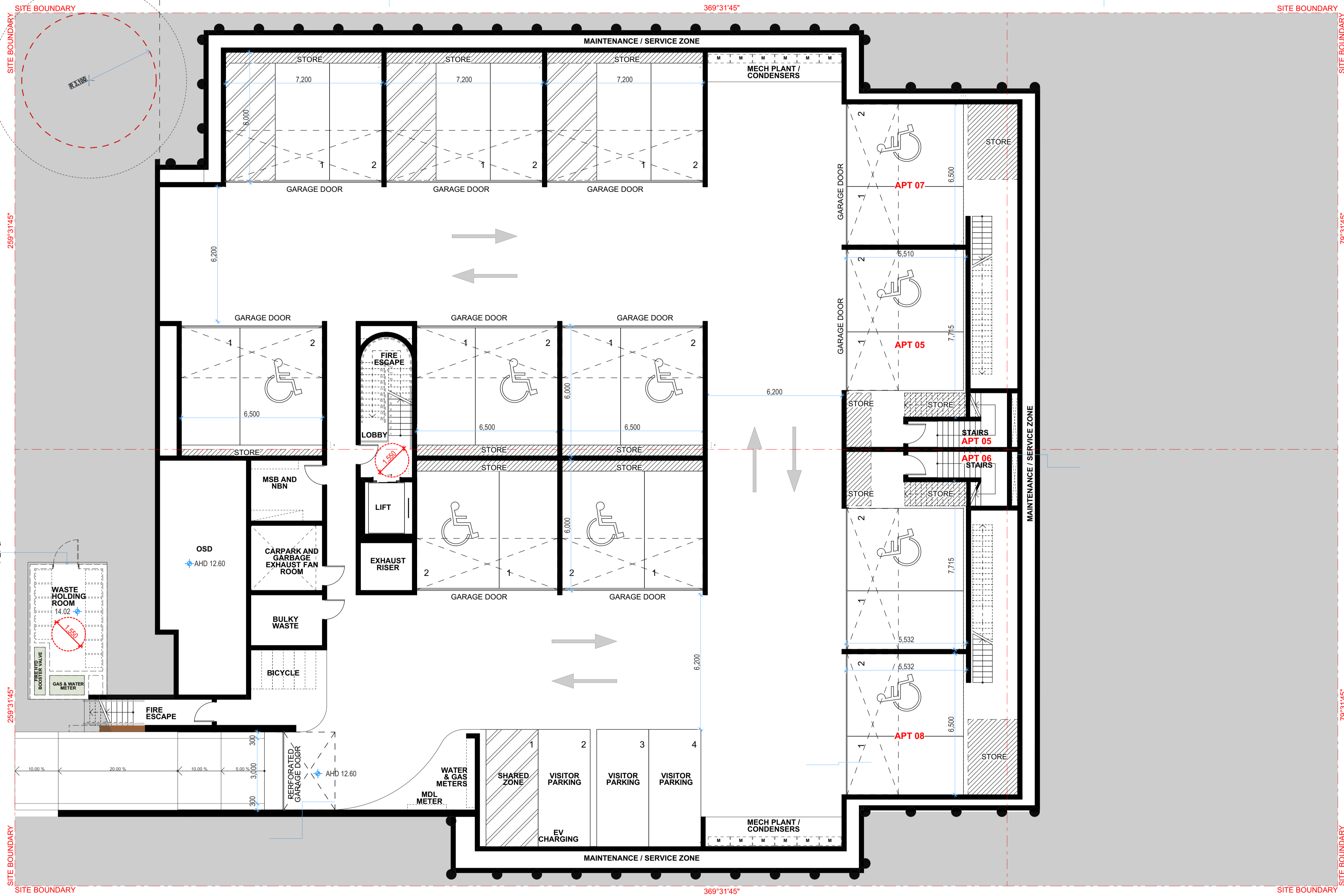
Title
Site Plan

Drawing No. 0565-DA103
 Revision 02

Scale 1:200 at A1 size
 Date 20/10/20

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02	20/10/20	AMENDED DA ISSUE	FG	FG	FG
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Title
Basement Plan
 Drawing No. 0565-DA104
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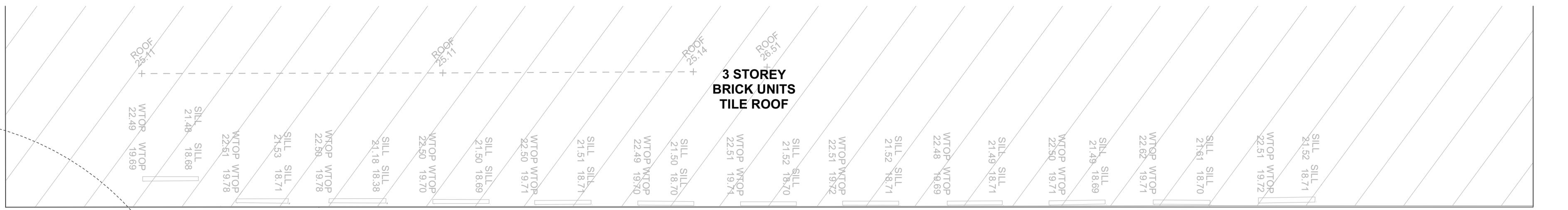
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Drawing No. 0565-DA105 Revision 02

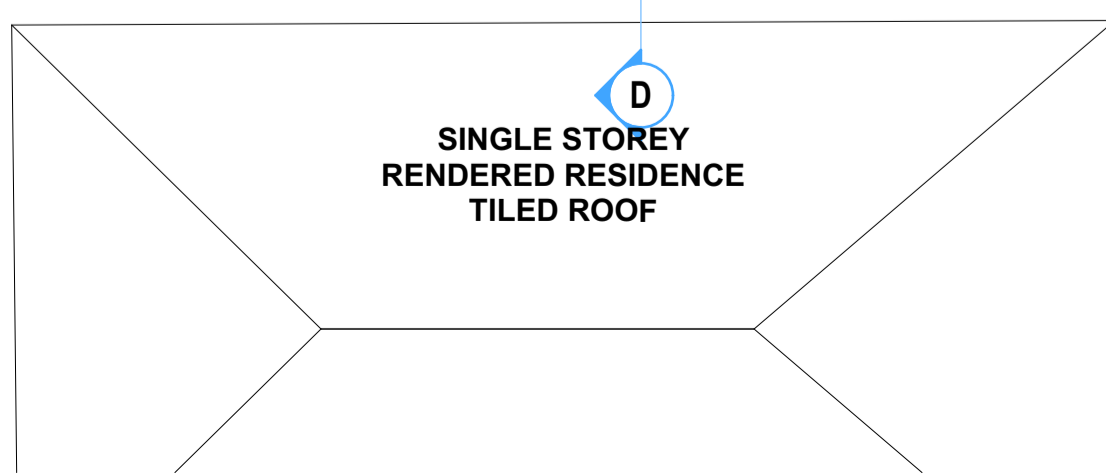
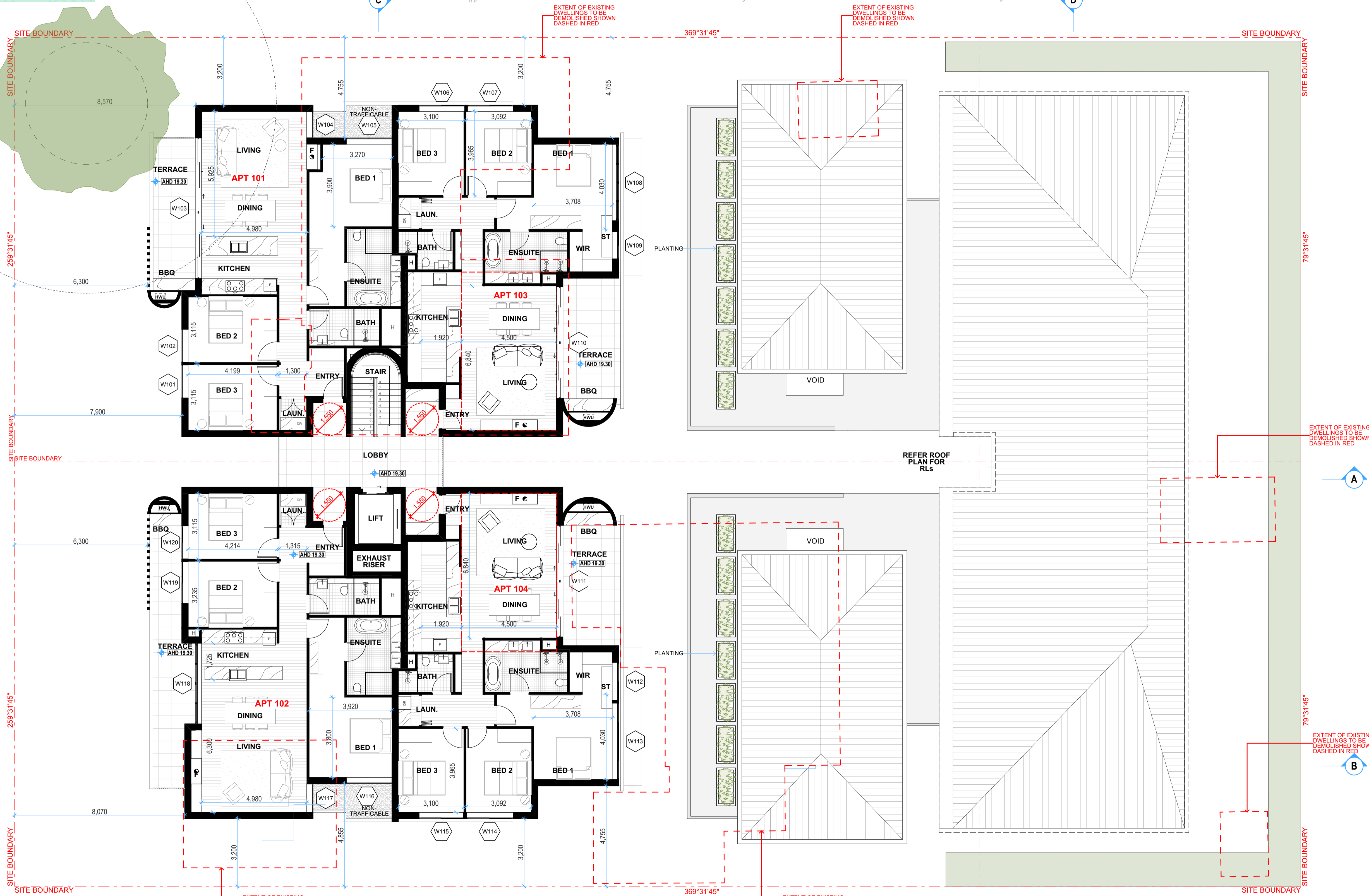
Scale: 1:100 at A1 size Date: 20/10/20

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BARDO ROAD



Rev	Date	Amendment	FG	FG
02	20/10/20	AMENDED DA ISSUE	FG	FG
01	20/10/20	DA ISSUE	FG	FG

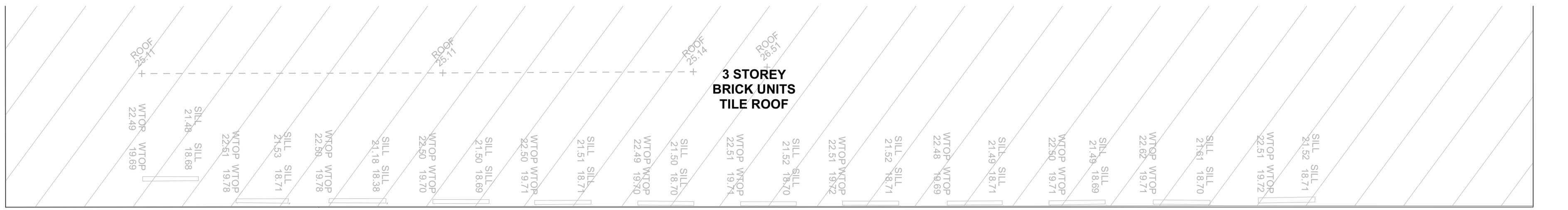
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 Project: **BARDO ROAD SENIORS HOUSING**
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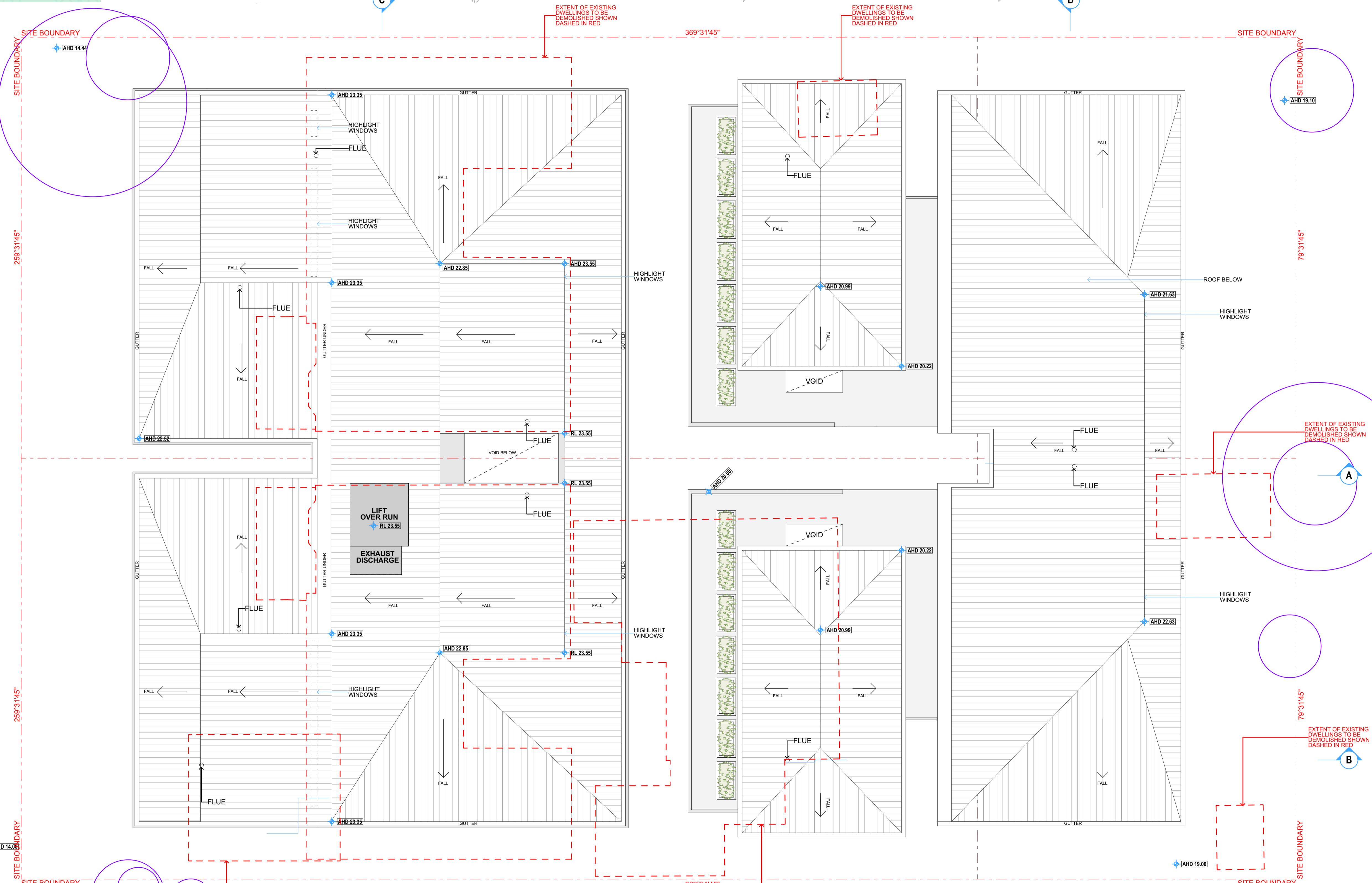
Title: **Level 01 Plan**
 Drawing No: 0565-DA106
 Scale: 1:100 at A1 size
 Revision: 02
 Date: 20/10/20

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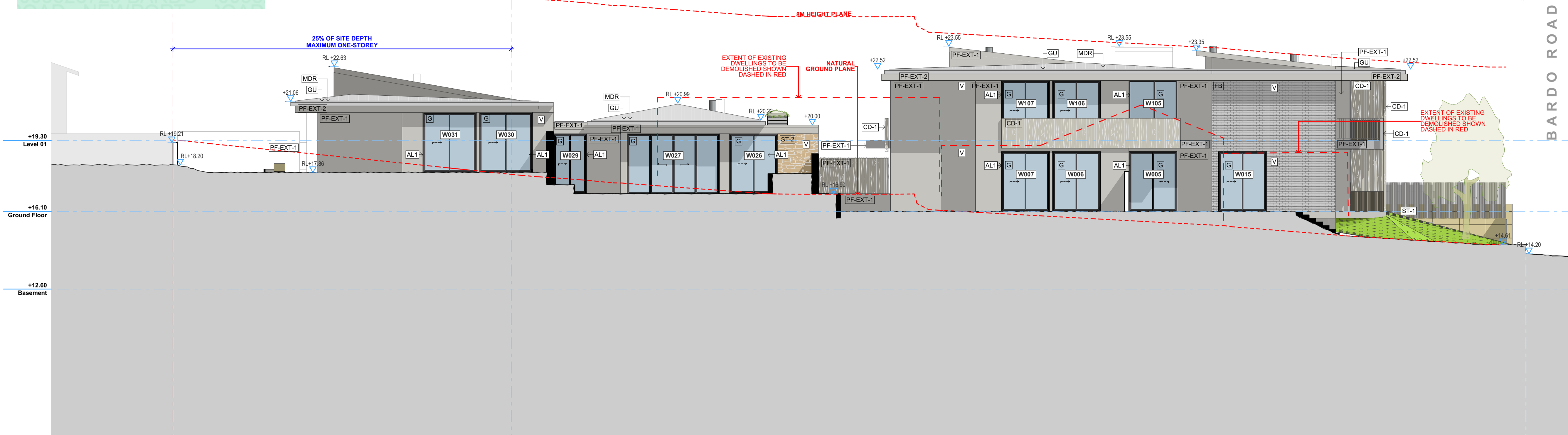
Client
Built Projects
 Project
BARDO ROAD SENIORS HOUSING
 34-36 Bardo Road Newport NSW 2106
 Status
DEVELOPMENT APPLICATION

Title
Roof Plan
 Drawing No. 0565-DA109
 Scale 1:100 at A1 size
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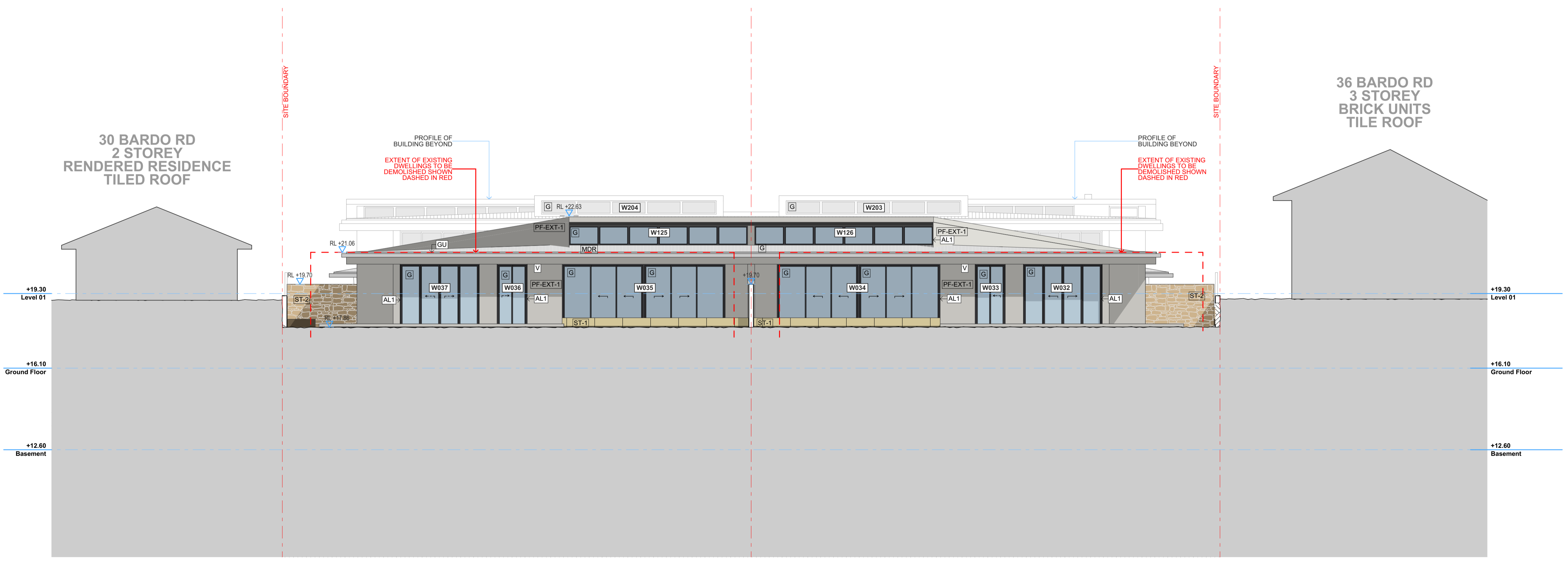
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- BAL-1: BALUSTRADE - DULUX POWDERCOAT COLOUR 'MONUMENT'
- FB: FACE BRICK - PGH SEASCAPE - COLOUR 'SEA SALT'
- GU: GUTTER - COLORBOND COLOUR 'MONUMENT'
- MDR: METAL DECK ROOF - COLORBOND COLOUR 'MONUMENT'
- CD-1: PRE-FINISHED METAL 'CHARRED TIMBER' LOOK
- AL-1: ALUMINIUM (WINDOW FRAMES AND LOUVRES - DULUX POWDERCOAT COLOUR 'MONUMENT')
- CONC: OFF FORM CONCRETE
- PF-EXT-1: EXTERNAL TEXTURED PAINT FINISH TO RENDERED WALLS - DULUX 'NATURAL WHITE'
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- DP: DOWN PIPE - DULUX POWDERCOAT COLOUR 'MONUMENT'
- G: GLASS
- GDR: GARAGE DOOR - COLORBOND COLOUR 'MONUMENT'
- PS: PRIVACY SCREEN - PRE-FINISHED METAL 'CHARRED TIMBER' LOOK
- ST-1: SANDSTONE (LARGE FORMAT)
- ST-2: SANDSTONE
- V: EXHAUST VENT

WEST ELEVATION
1:100



NORTH ELEVATION
1:100

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Status
DEVELOPMENT APPLICATION

Title
North & West Elevations

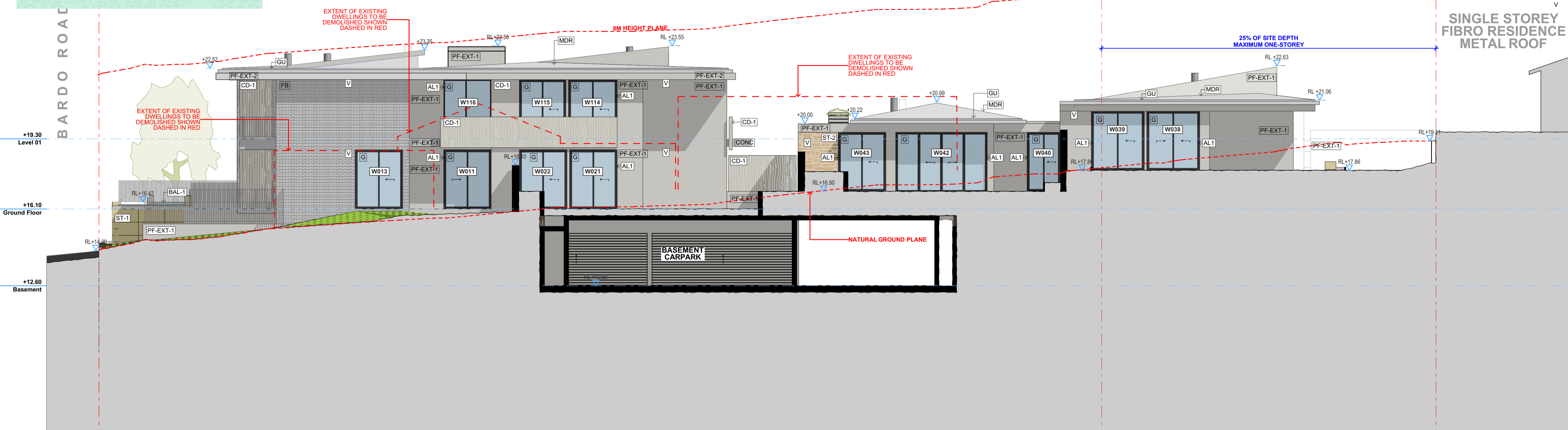
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EAST ELEVATION
1:100



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Status
DEVELOPMENT APPLICATION

Title
South & East Elevations

Drawing No. 0565-DA111
 Revision 02

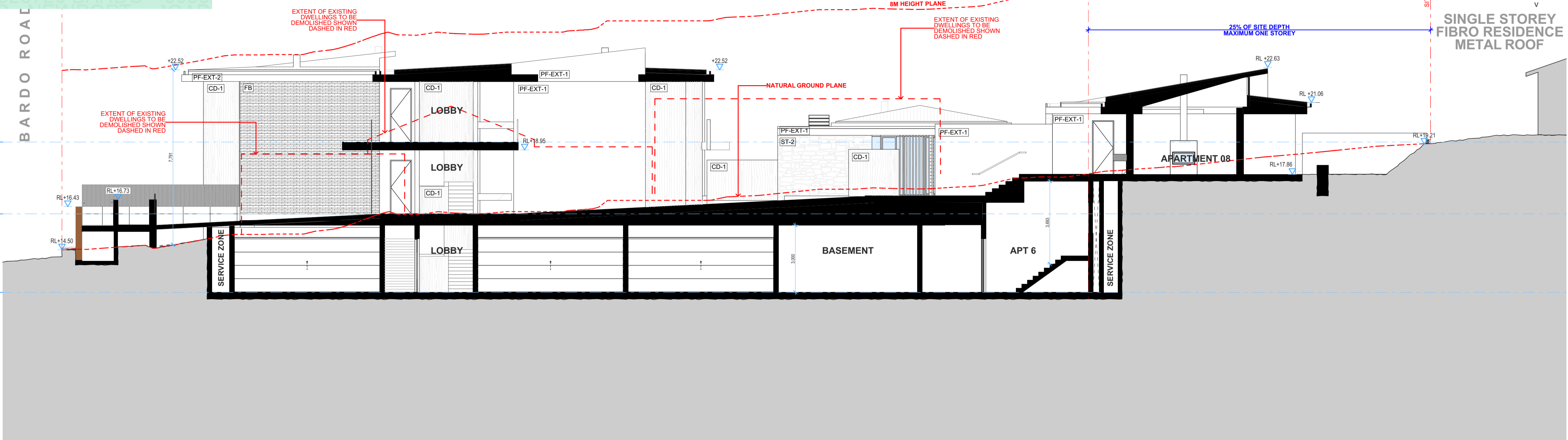
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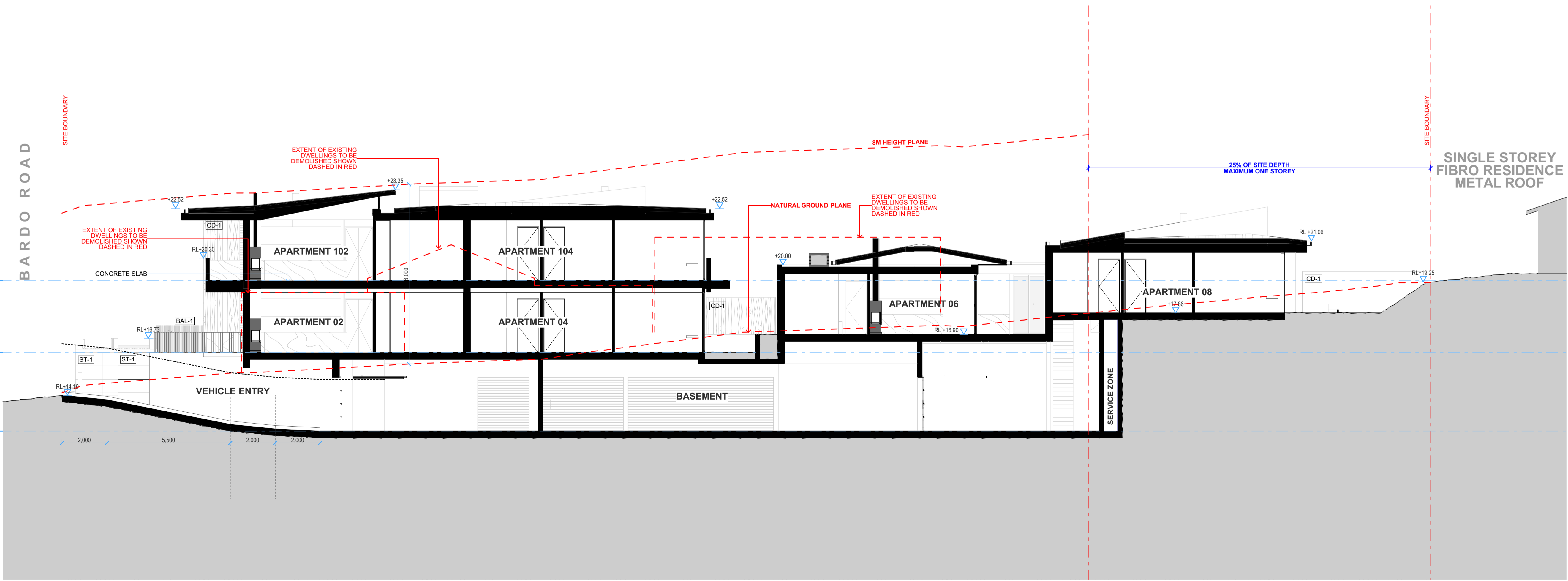
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SINGLE STOREY FIBRO RESIDENCE
METAL ROOF

SECTION AA
1:100



SINGLE STOREY FIBRO RESIDENCE
METAL ROOF

SECTION BB
1:100

02	20/10/20	AMENDED DA ISSUE	FG	FG
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Rev	Date	Amendment	Drawn	Checked

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DEVELOPMENT APPLICATION

Title
Section AA & BB

Drawing No. 0565-DA112 Revision 02

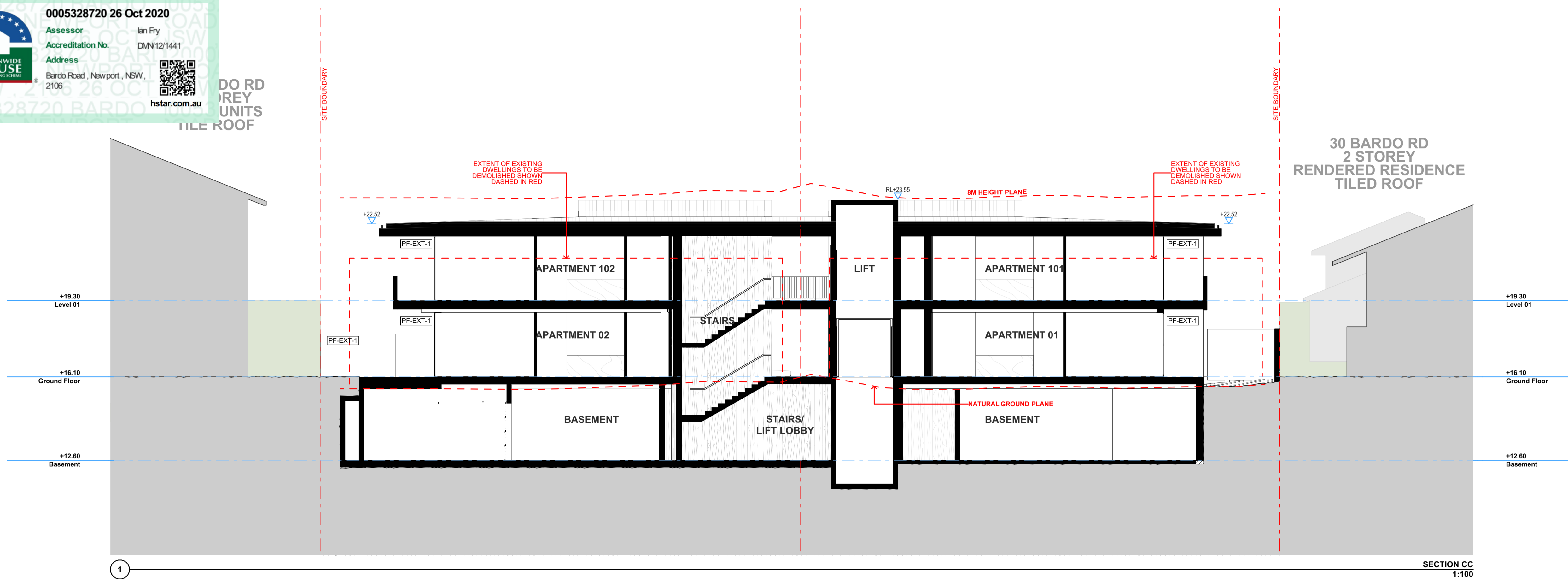
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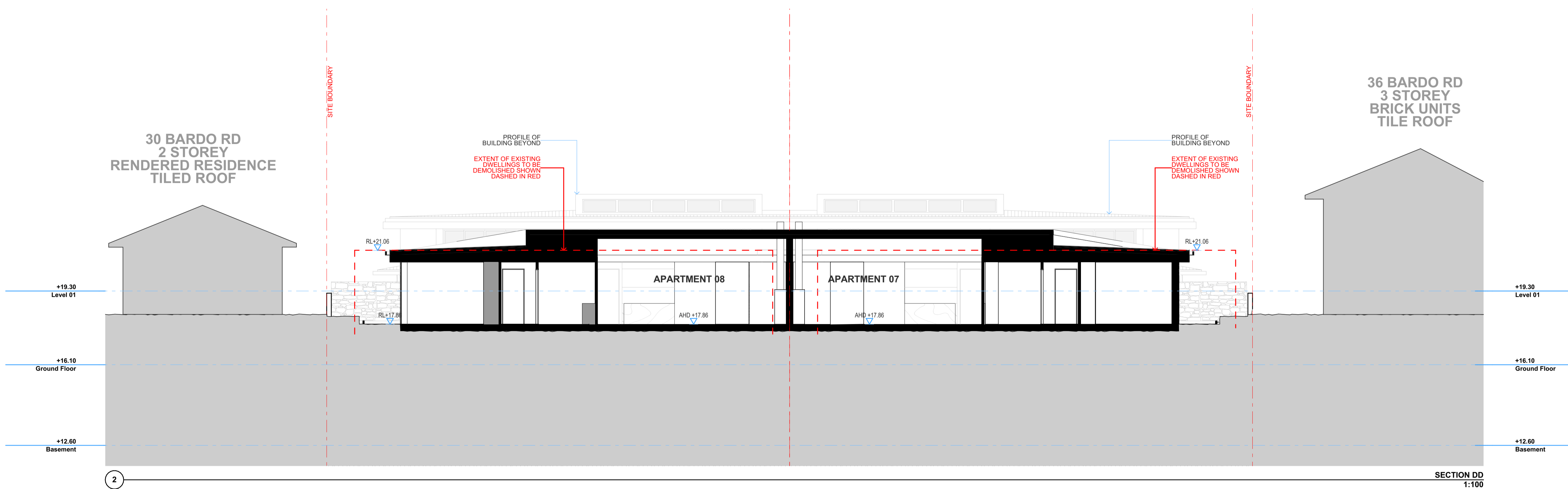
DO RD
 GREY
 UNITS
 TILE ROOF



- BAL-1: BALUSTRADE - DULUX POWDERCOAT COLOUR 'MONUMENT'
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- V: EXHAUST VENT

1

SECTION CC
 1:100



2

SECTION DD
 1:100

30 BARDO RD
 2 STOREY
 RENDERED RESIDENCE
 TILED ROOF

36 BARDO RD
 3 STOREY
 BRICK UNITS
 TILE ROOF

Rev	Date	Amendment	FG	FG
02	20/10/20	AMENDED DA ISSUE	FG	FG
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Title
Section CC & DD

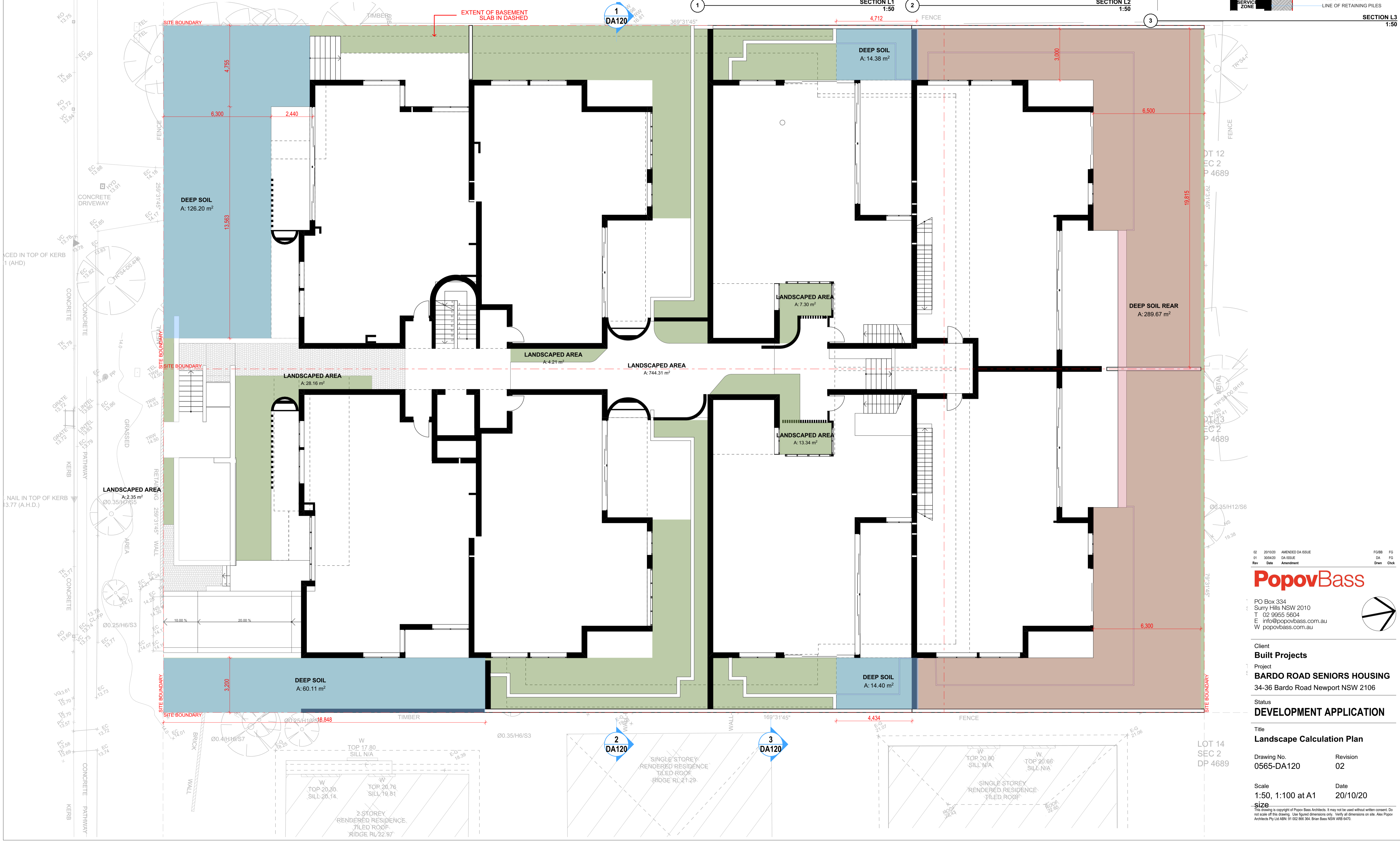
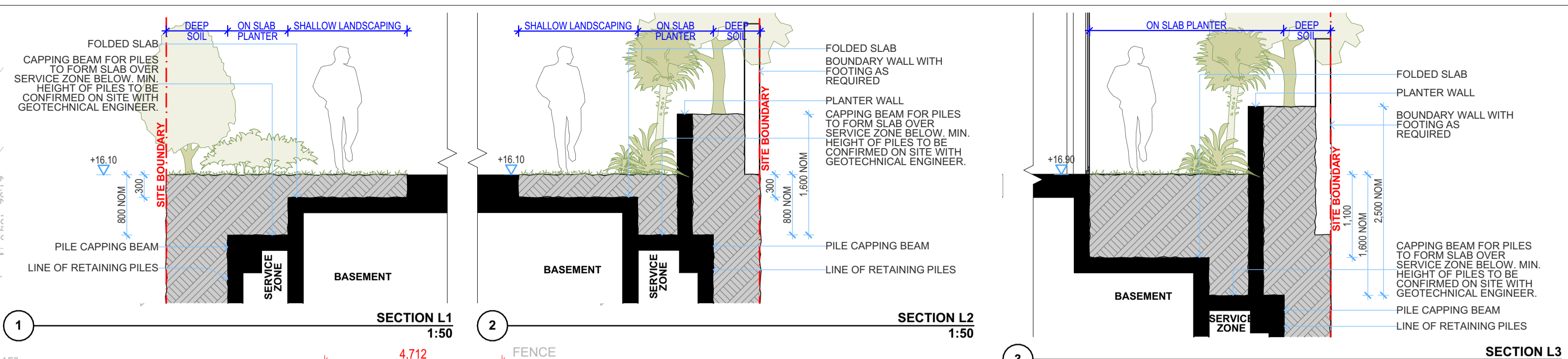
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TOTAL SITE AREA 2452m ²				
	CONTROL	REQUIRED m ²	ACHIEVED m ²	COMPLIES
APE AREA	30%	735.6	799.66	YES
OIL AREA	15%	367.8	504.76	YES
DEEP SOIL	0.66 x 15%	245.2	289.67	YES



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02	20/10/20	AMENDED DA ISSUE	FG88	FG		
01	20/10/20	DA ISSUE	DA	FG		

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Client: **Built Projects**
 Project: **BARDO ROAD SENIORS HOUSING**
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Title: **Landscape Calculation Plan**
 Drawing No: 0565-DA120
 Revision: 02
 Scale: 1:50, 1:100 at A1
 Date: 20/10/20

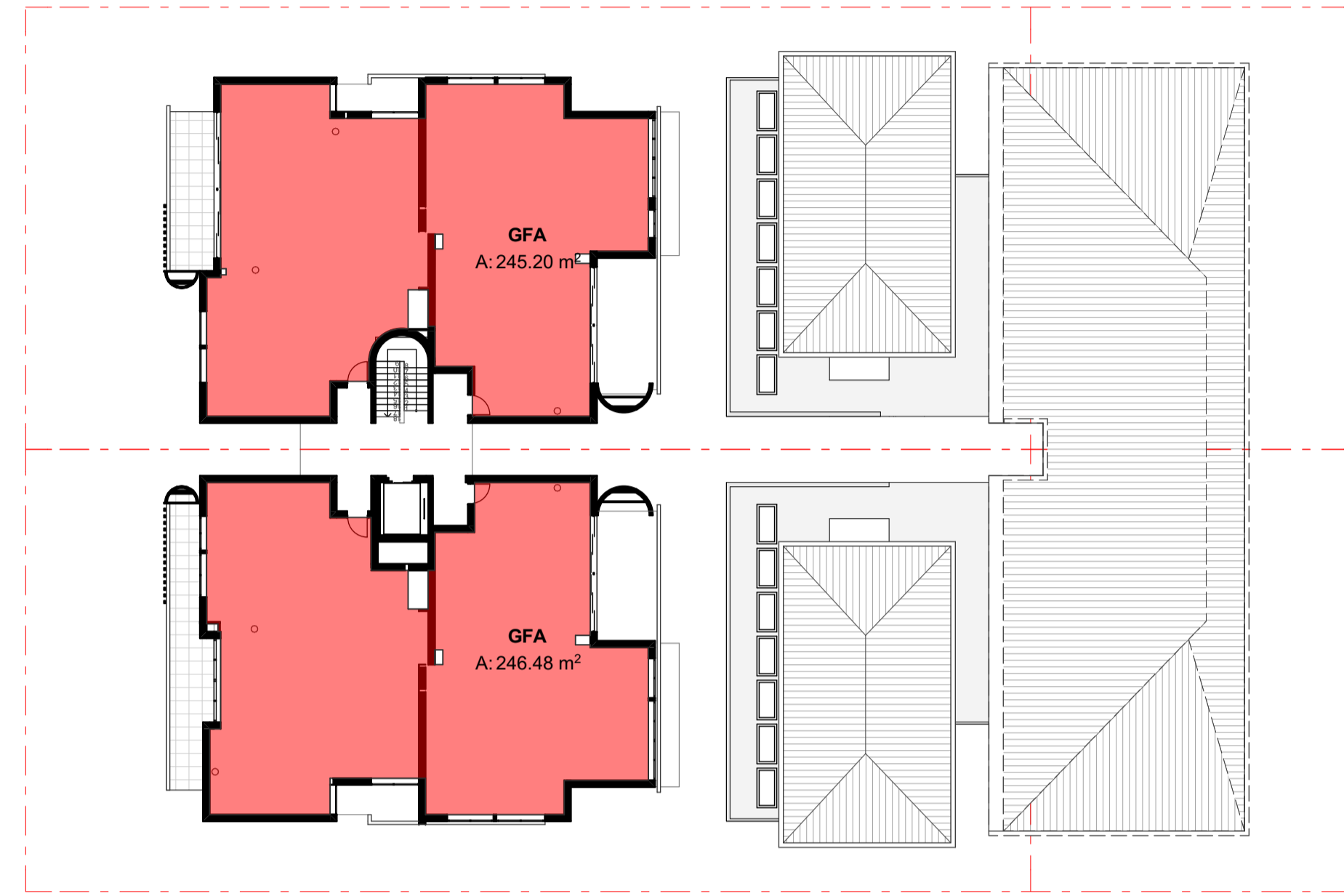
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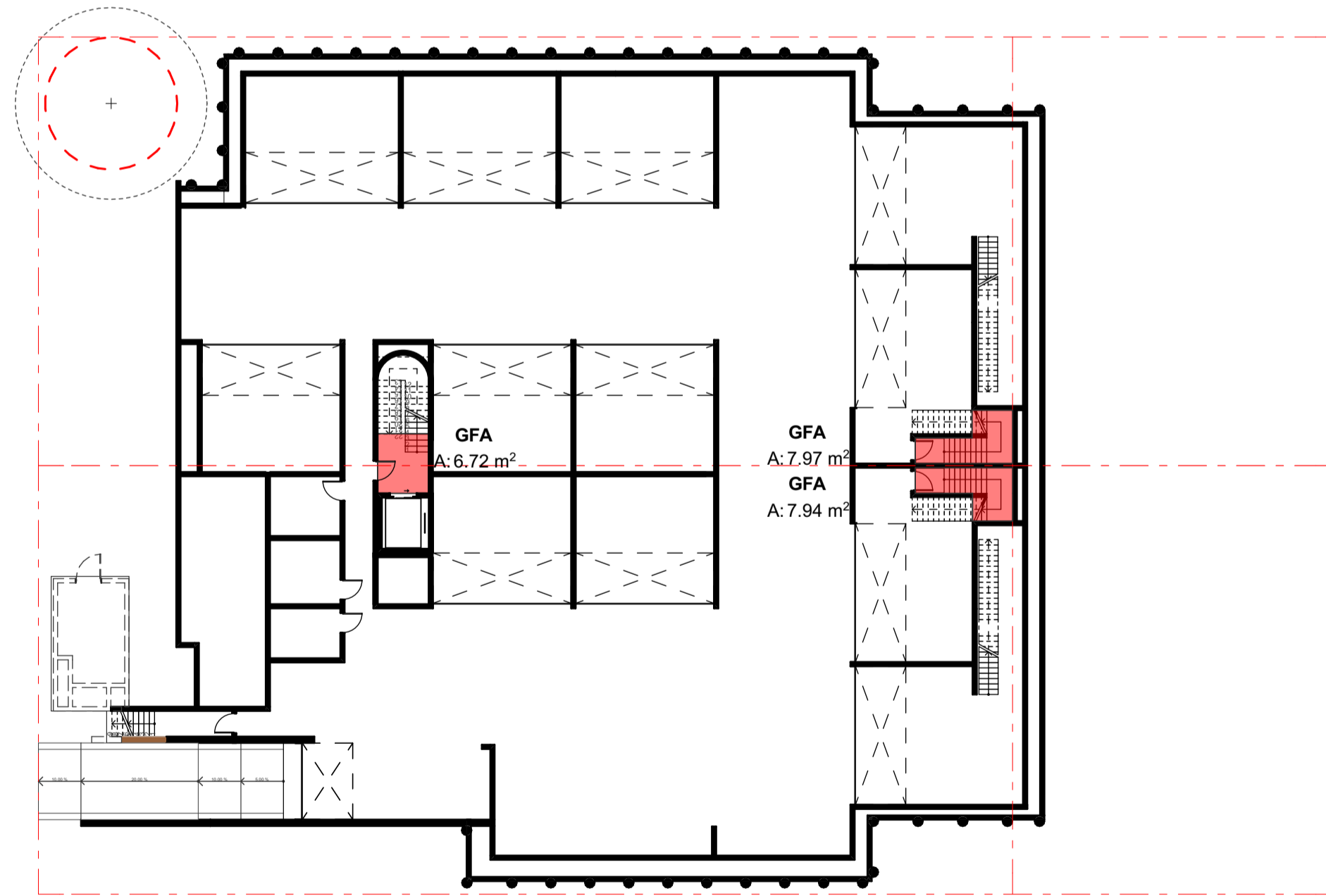
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A Ground Floor - GFA Plan



B Level 01 - GFA Plan



C Basement - GFA Plan

	TOTAL
BASEMENT GFA	22.62m ²
GROUND FLOOR GFA	1,033.91m ²
LEVEL 01 GFA	491.68m ²
	1,548.21m²
SITE AREA	2,452.00m ²
TOTAL GFA	1,548.21m ²
TOTAL FSR	0.63:1

IMPROVED WINDOWS TO DOUBLE GLAZING W027, W028, W024 as per NatHERS Certificate

Unit 5

INCREASE BULK WALL INSULATION R4.0

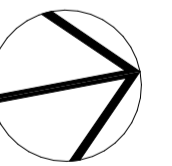
Unit 6

IMPROVED WINDOWS TO DOUBLE GLAZING W041, W042 as per NatHERS Certificate

02 20/10/20 AMENDED DA ISSUE FG88 FG
 01 20/10/20 DA ISSUE DA FG
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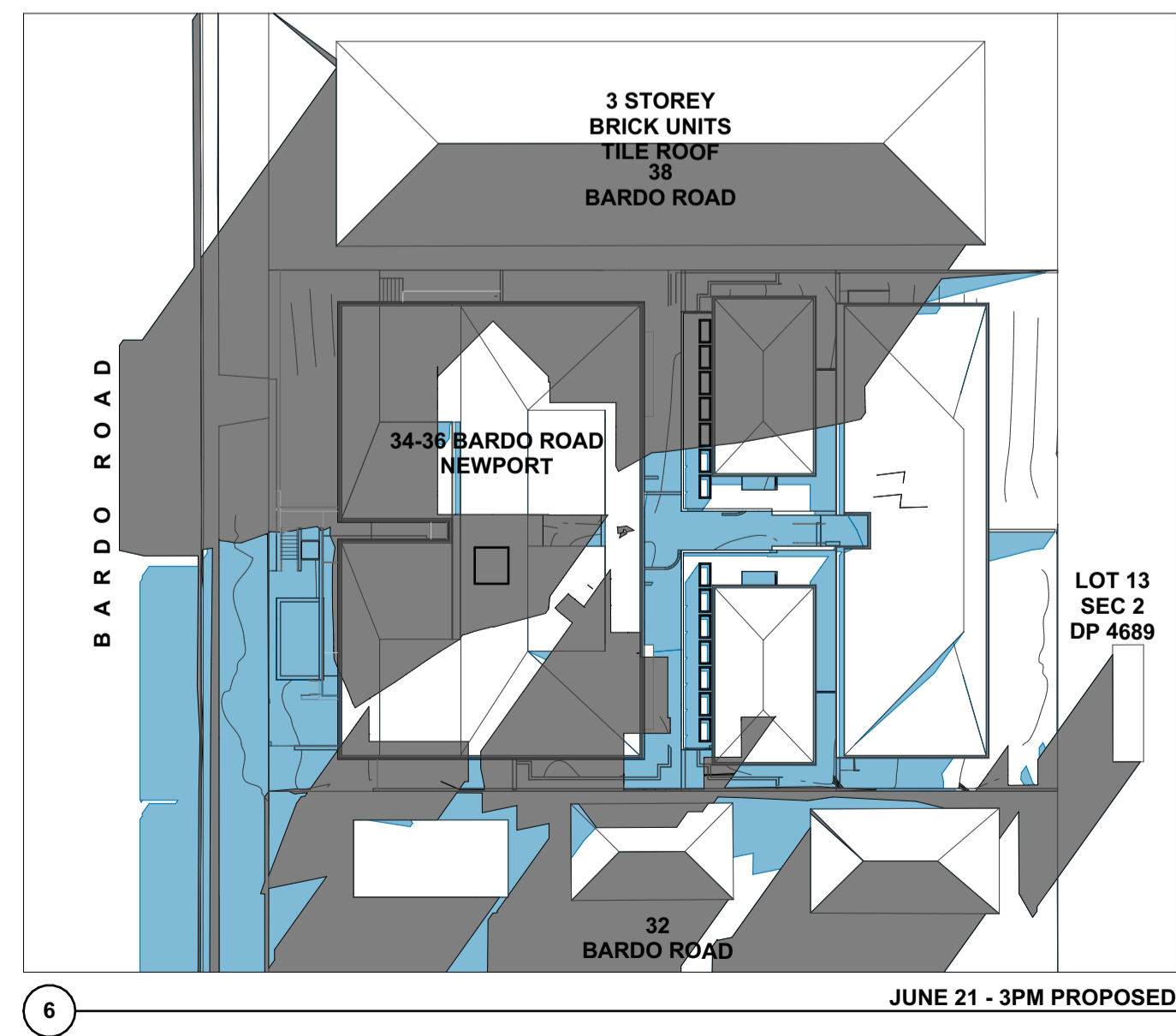
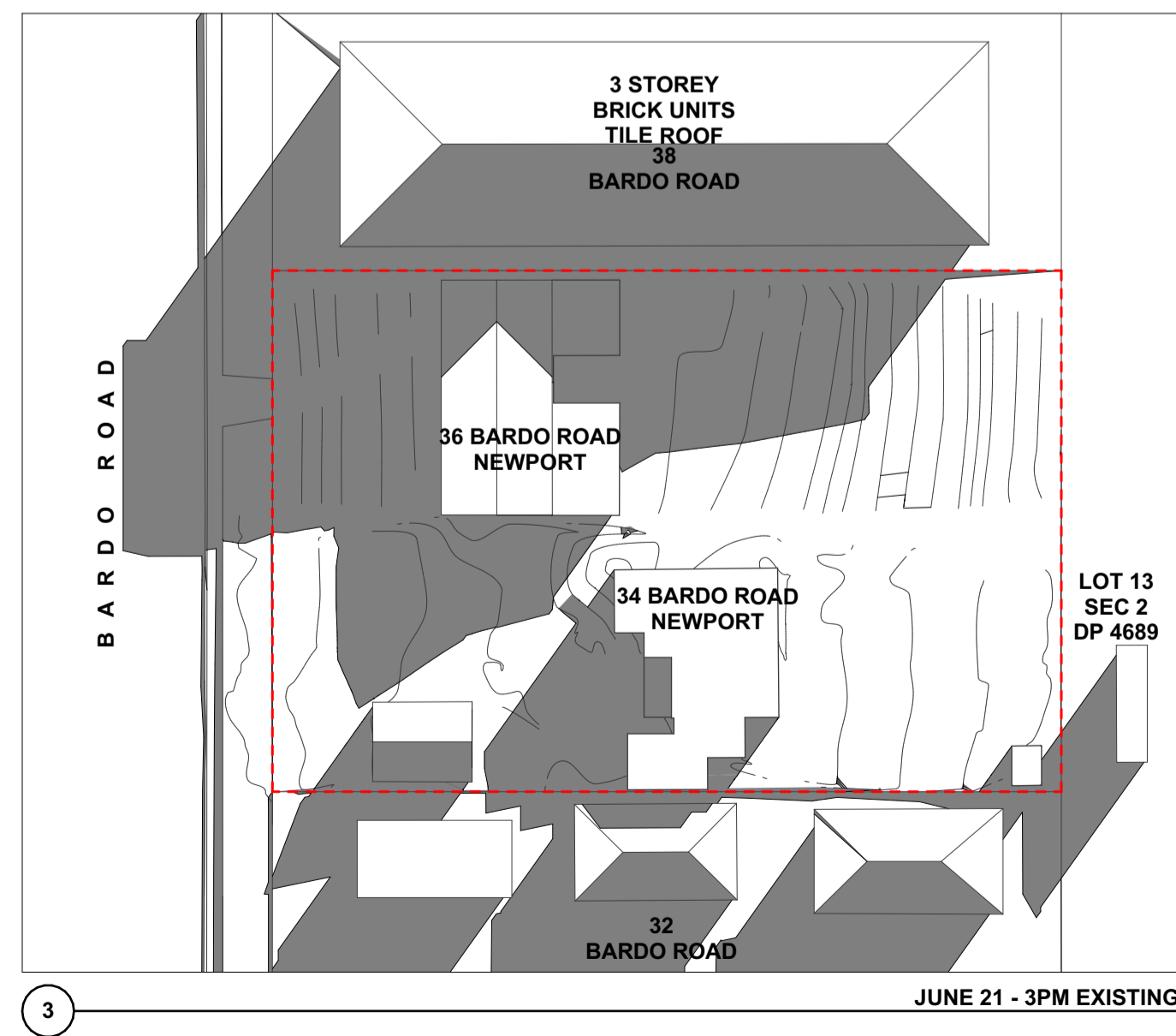
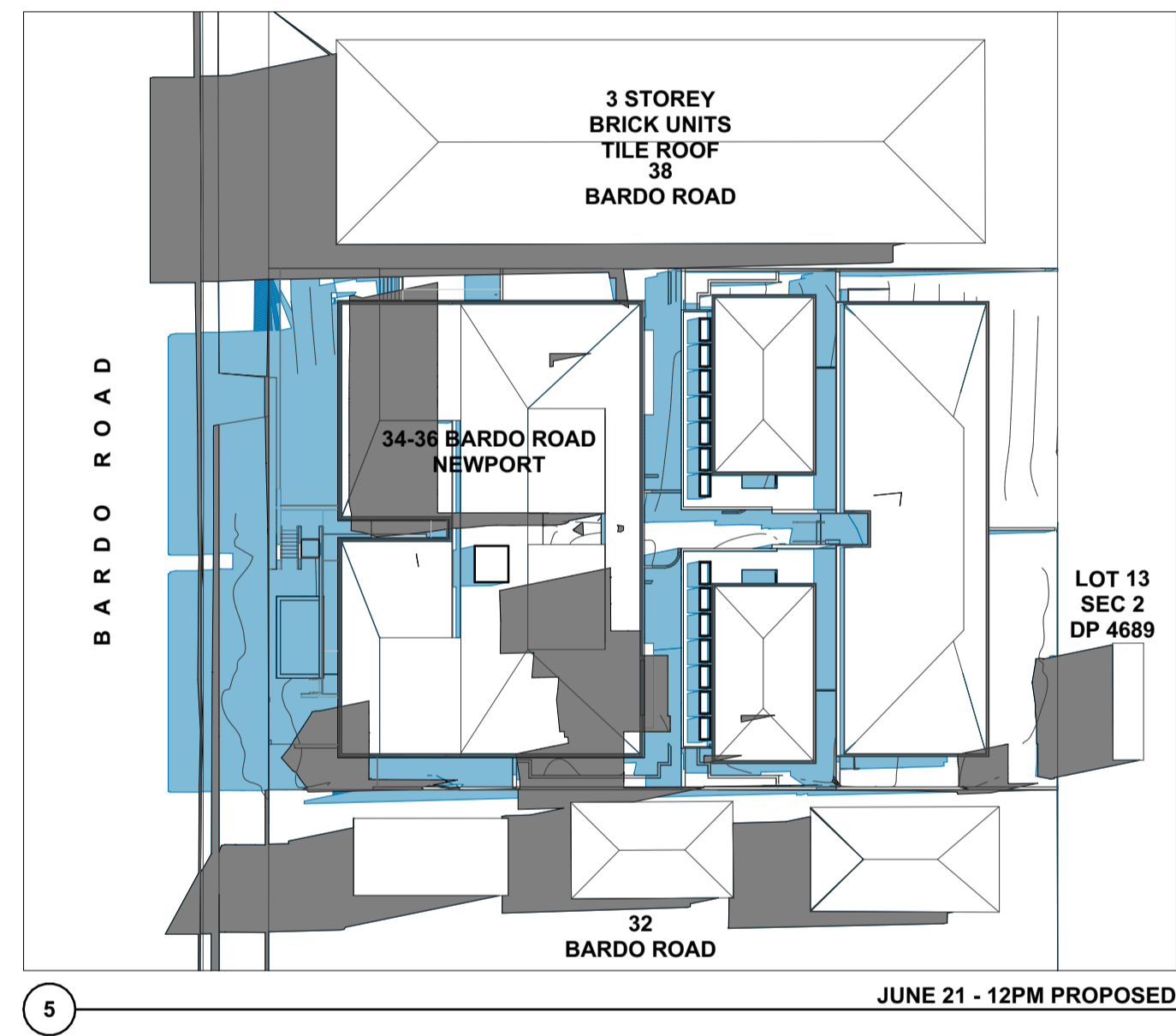
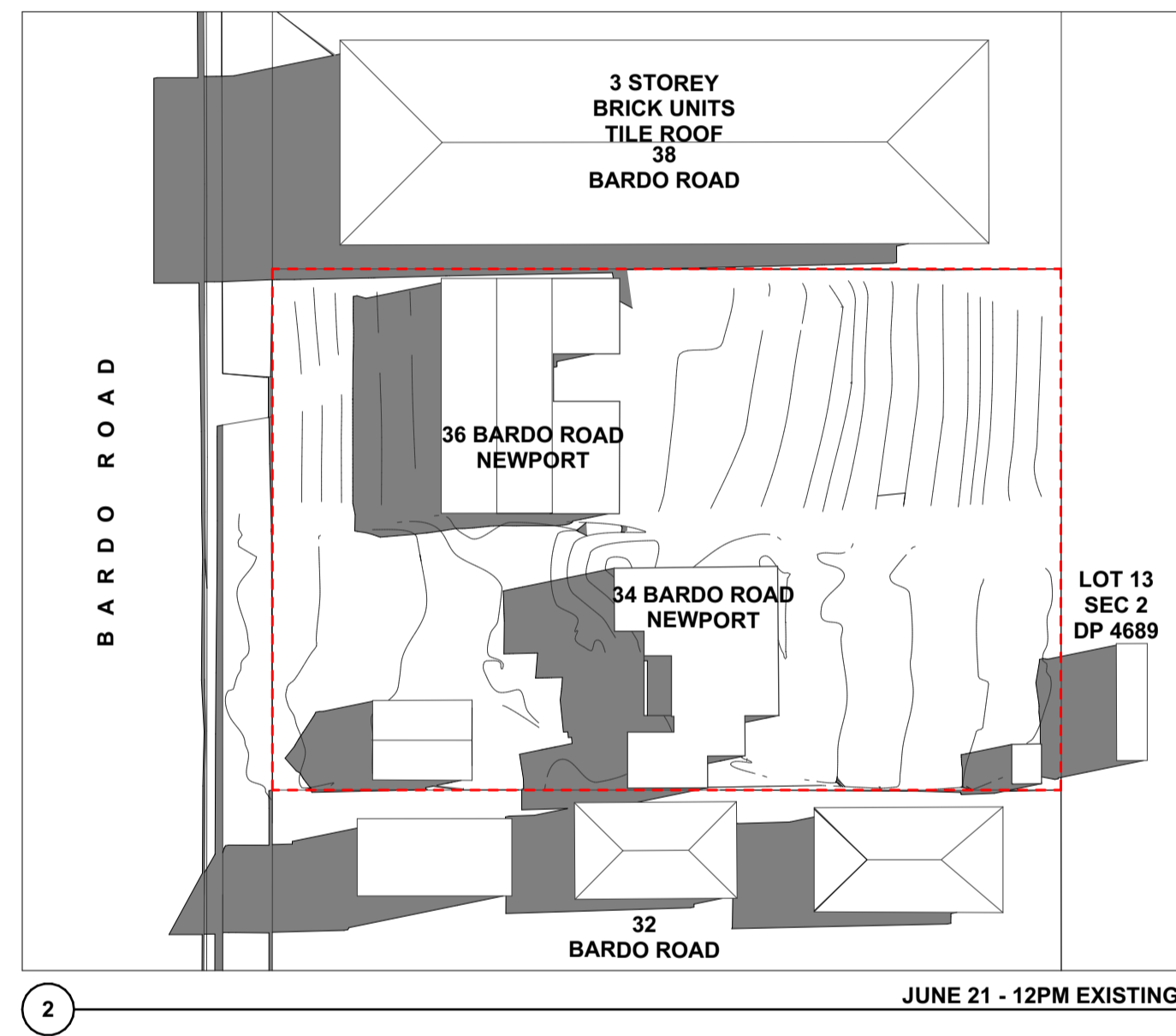
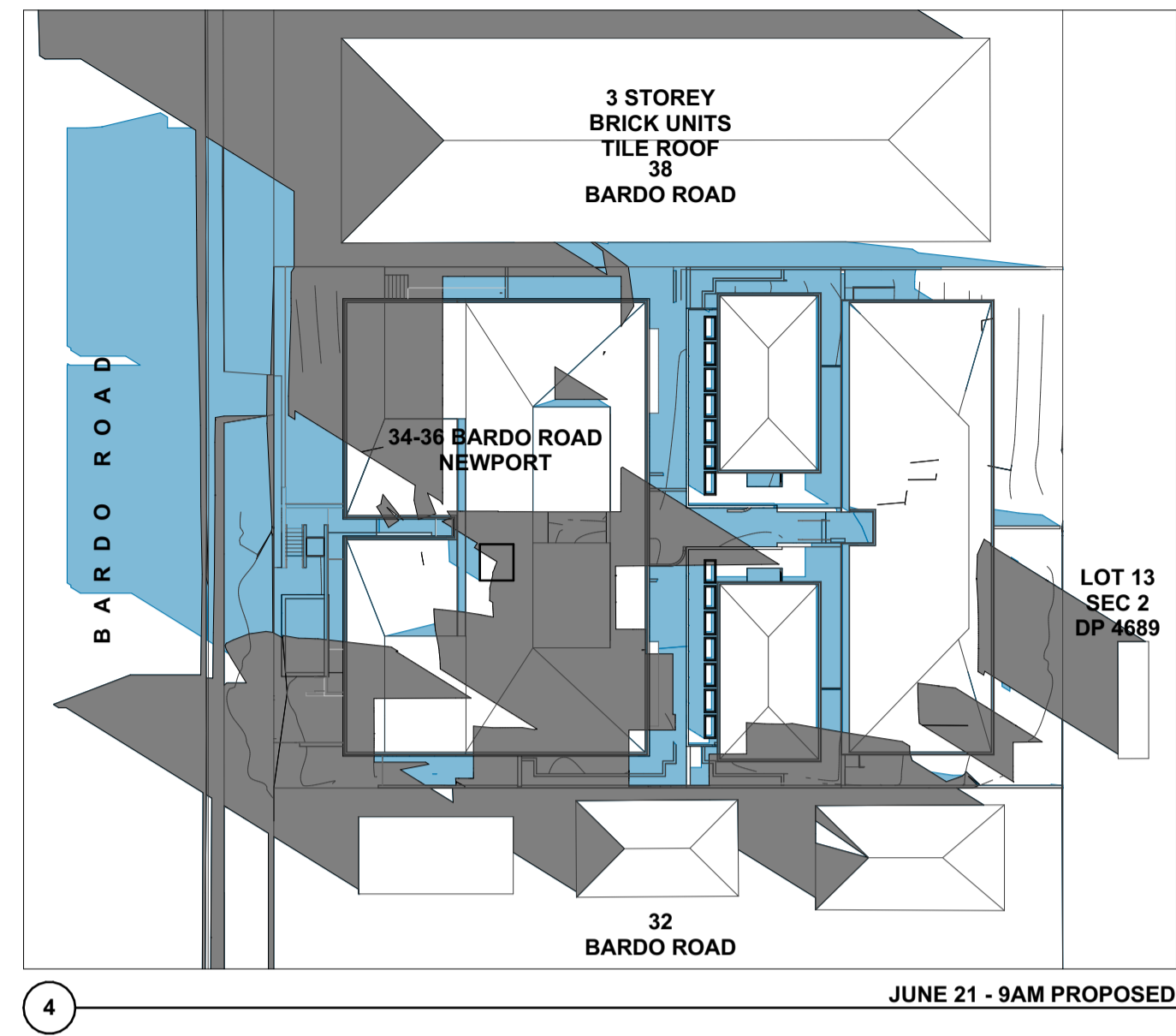
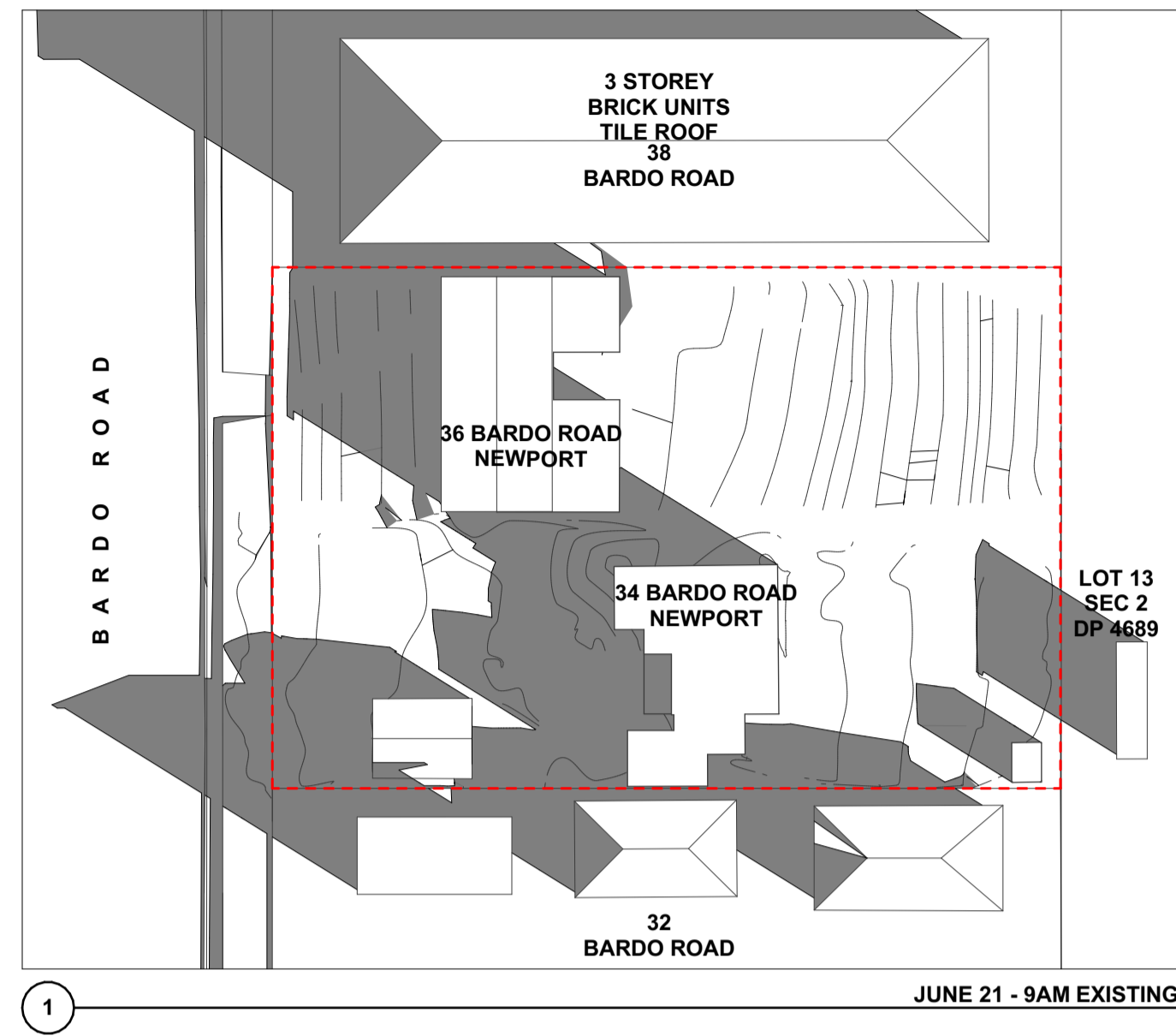
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 Status
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Title
GFA Calculations

Drawing No. 0565-DA121
 Revision 02

Scale 1:250 at A1 size
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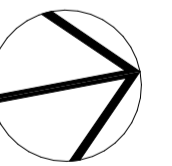


PROPOSED NEW SHADOWS ■■■
 EXISTING SHADOWS UNCHANGED ■■■
 SITE BOUNDARY - - -

02 27/10/20 AMENDED DA ISSUE AZ FG
 01 20/10/20 DA ISSUE DA FG
 Rev Date Amendment Drawn Check

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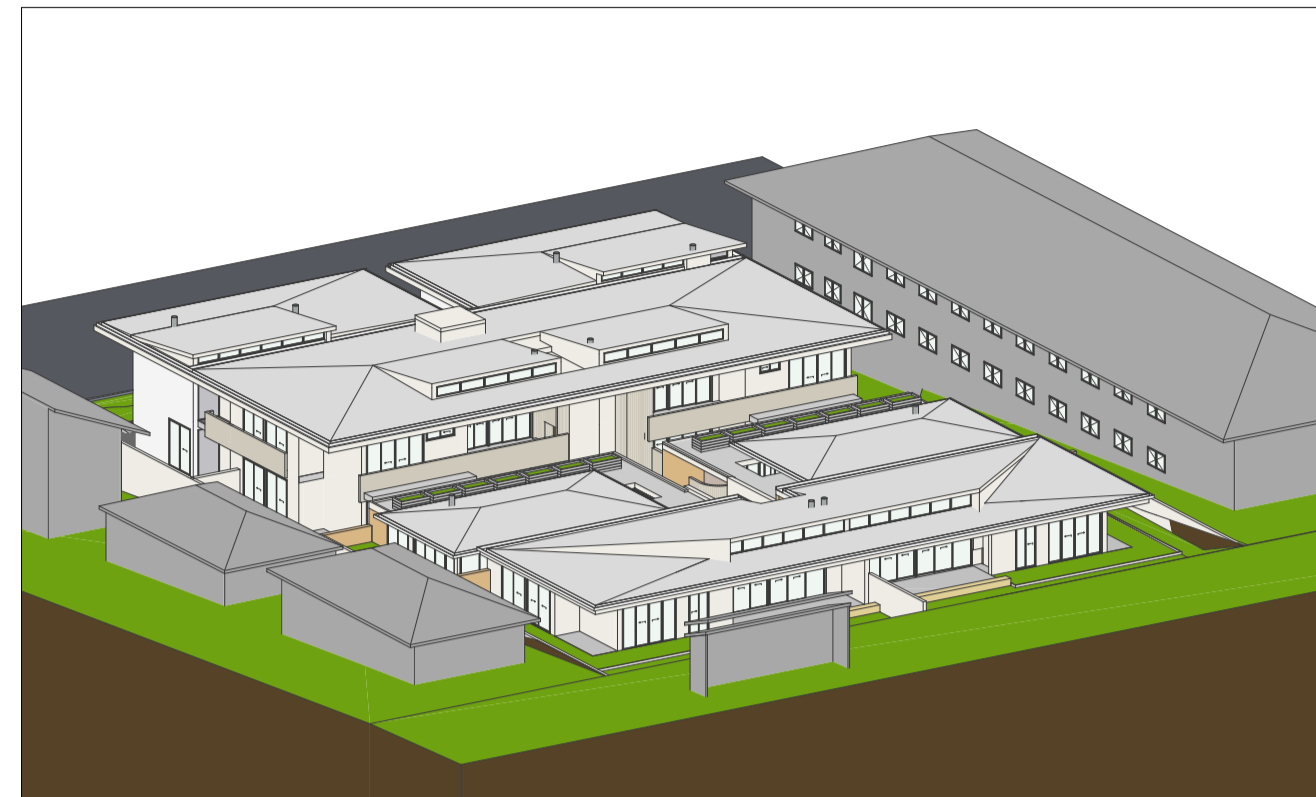
Client
Built Projects
 Project
BARDO ROAD SENIORS HOUSING
 34-36 Bardo Road Newport NSW 2106
 Status
DEVELOPMENT APPLICATION

Title
Shadow Diagrams

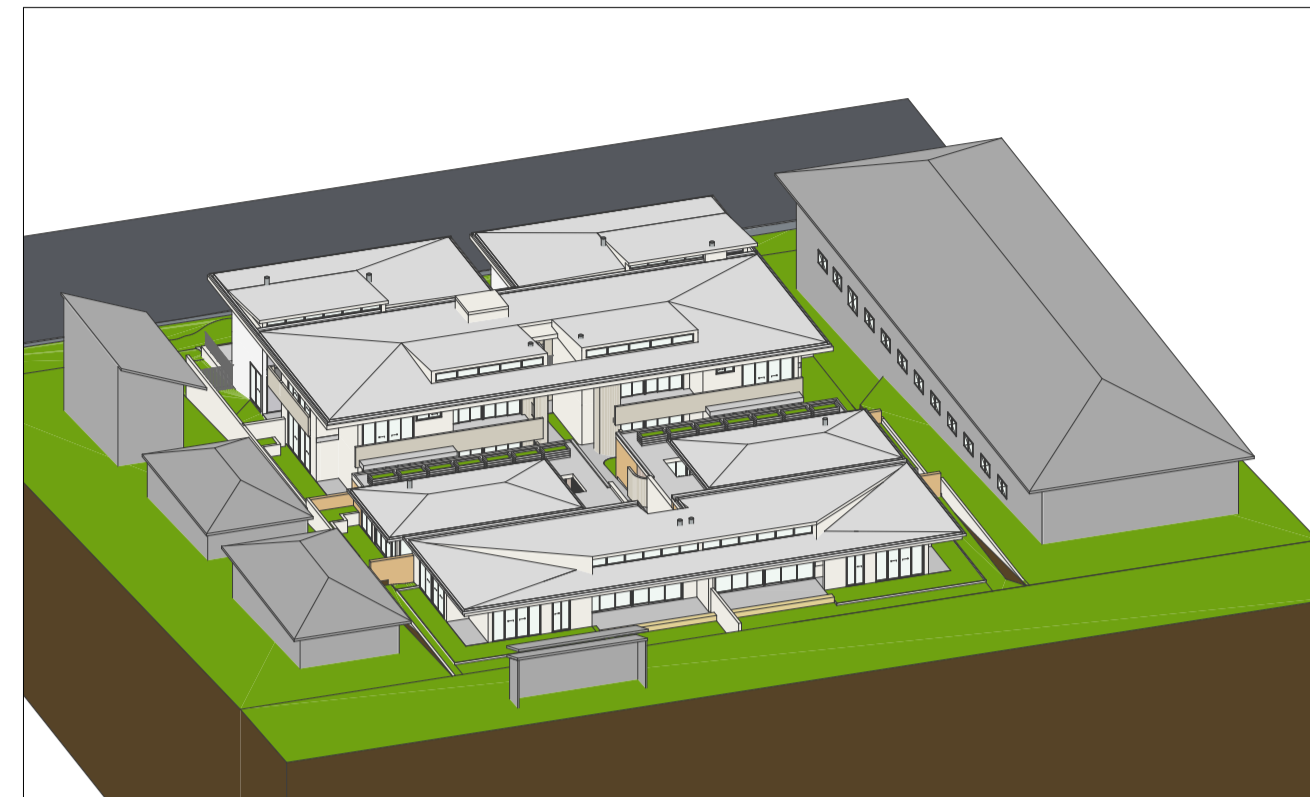
Drawing No. 0565-DA122
 Revision 02

Scale 1:500 at A1 size
 Date 27/10/20

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JUNE 21: 9AM



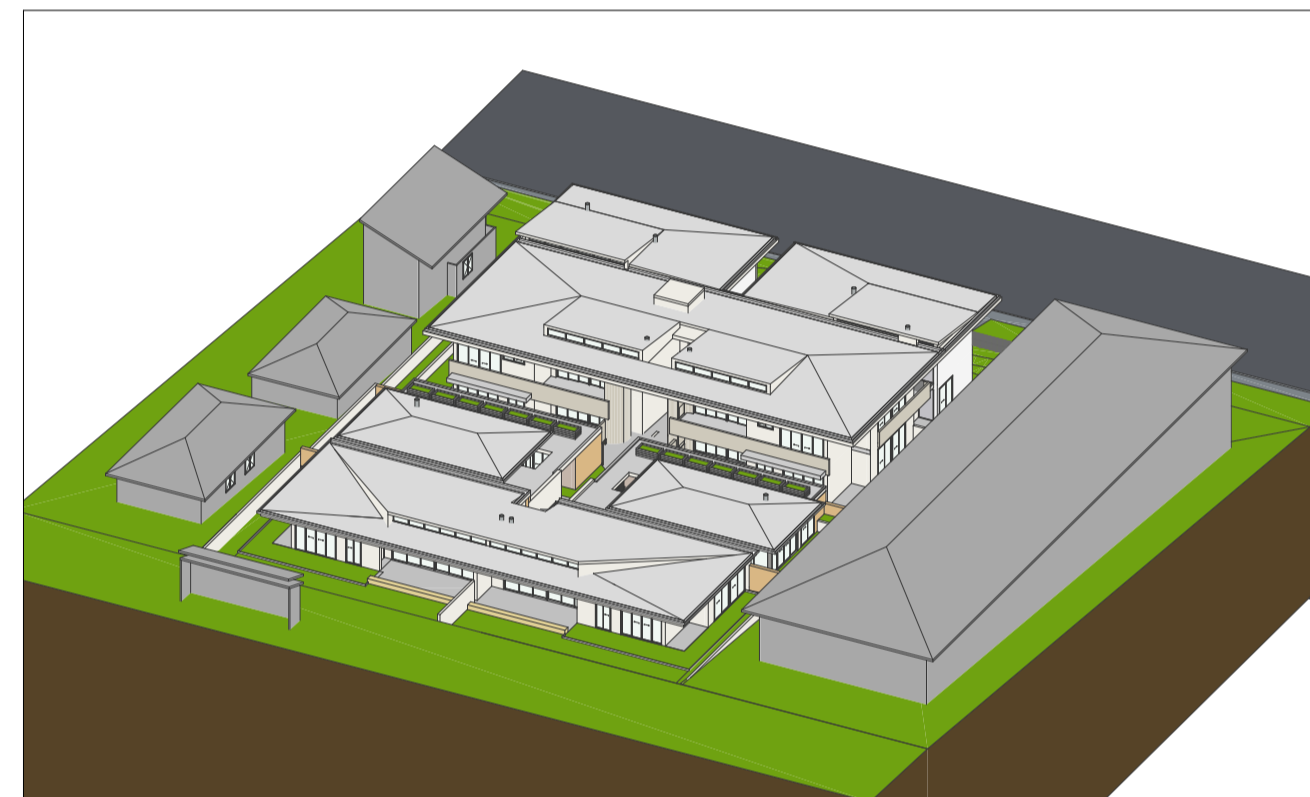
JUNE 21: 10AM



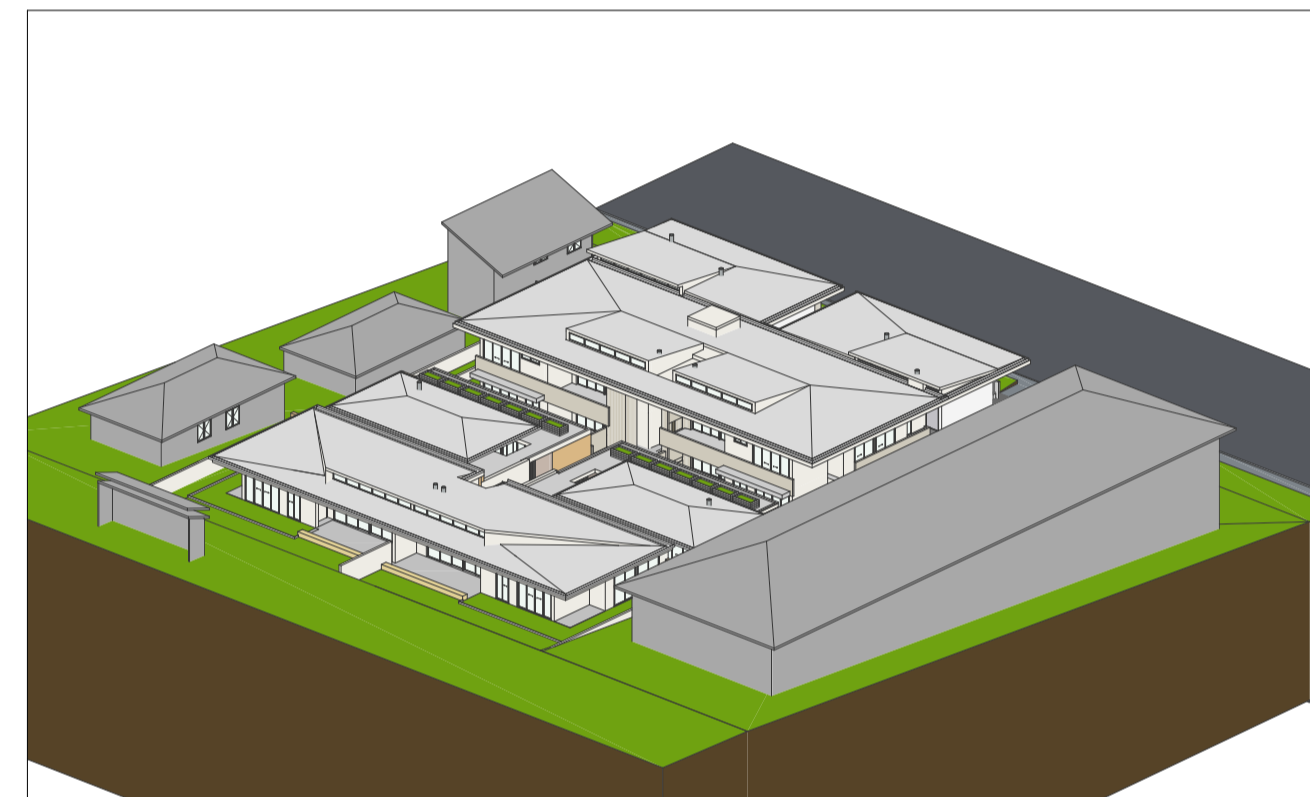
JUNE 21: 11AM



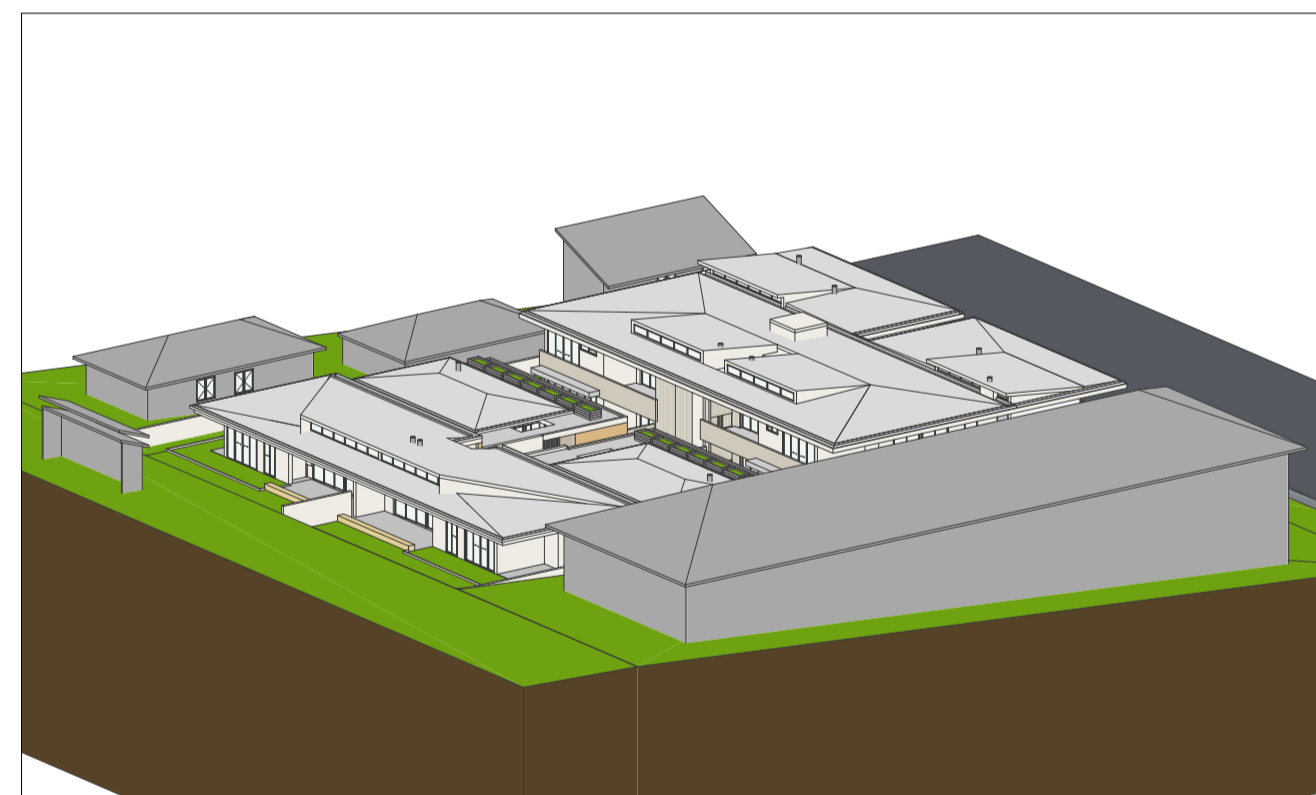
JUNE 21: 12PM



JUNE 21: 1PM



JUNE 21: 2PM



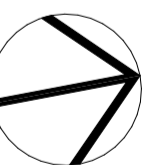
JUNE 21: 3PM

SUNLIGHT AVAILABLE IN APARTMENT								
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	MIN 3HRS ACHIEVED?
APT 001	NO	NO	NO	YES	YES	NO	NO	NO
APT 002	YES	YES	NO	NO	NO	NO	NO	NO
APT 003	NO	YES	YES	YES	YES	YES	NO	YES
APT 004	YES	YES	YES	YES	YES	YES	YES	YES
APT 005	YES	YES	YES	NO	YES	NO	NO	YES
APT 006	YES	YES	NO	YES	NO	NO	NO	YES
APT 007	YES	YES	YES	YES	YES	YES	YES	YES
APT 008	YES	YES	YES	YES	YES	YES	YES	YES
APT 101	YES	YES	YES	NO	NO	NO	NO	YES
APT 102	YES	YES	YES	NO	NO	NO	NO	YES
APT 103	YES	YES	YES	YES	YES	YES	YES	YES
APT 104	YES	YES	YES	YES	YES	YES	YES	YES
								TOTAL 83%

02 27/10/20 AMENDED DA ISSUE AZ FG
 01 20/10/20 DA ISSUE DA FG
 Rev Date Amendment Drawn Check

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Client
Built Projects
 Project
BARDO ROAD SENIORS HOUSING
 34-36 Bardo Road Newport NSW 2106

Status
DEVELOPMENT APPLICATION

Title
Solar Diagrams

Drawing No. 0565-DA123 Revision 02

Scale 1:500 at A1 size Date 27/10/20

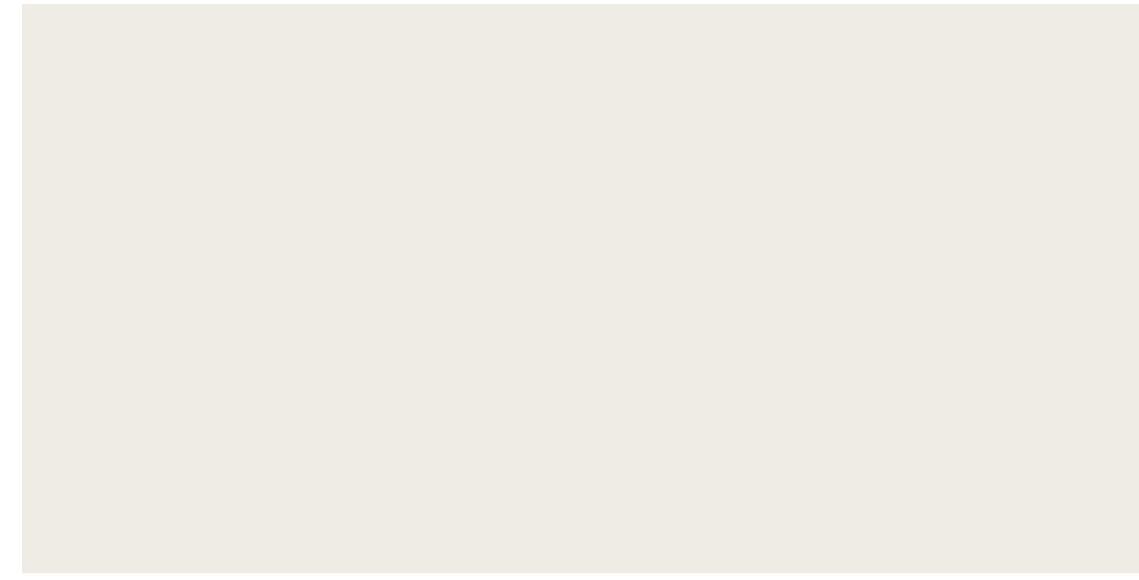
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'AL-1' & 'BAL-1'
ALUMINIUM WINDOW FRAMES AND LOUVRES



'CD-1' & 'PS'
PRE-FINISHED METAL CLADDING



'PF-EXT-1' & 'PF-EXT-2'
EXTERNAL PAINT FINISH



'ST-2'
SANDSTONE (SMALL FORMAT)



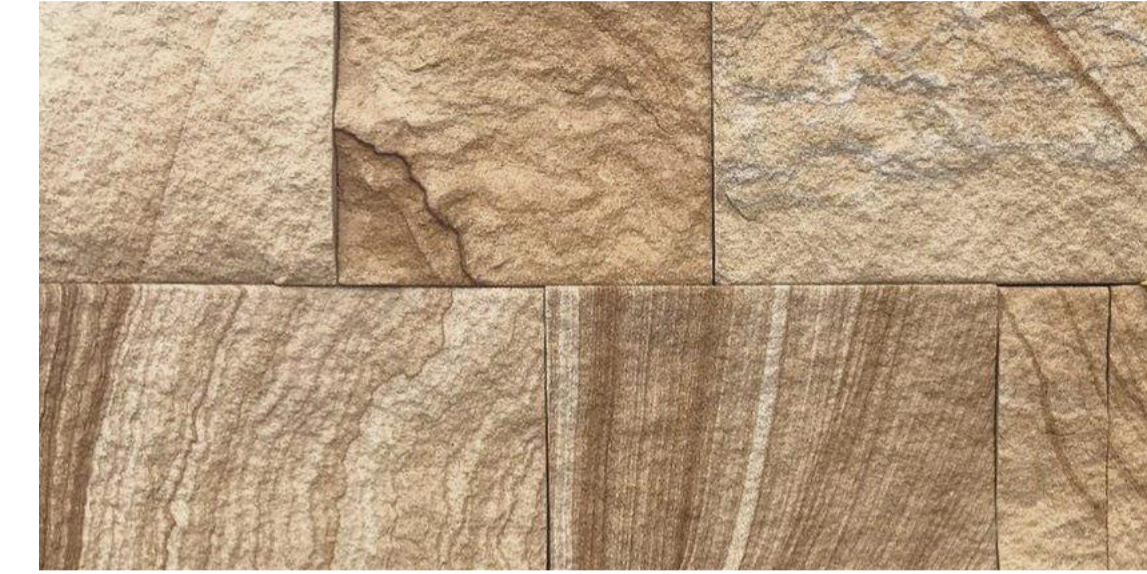
'MDR-1'; 'GU' AND 'DP'
PRE-FINISHED METAL



'CONC'
OF FORM CONCRETE



'FB'
FACE BRICK



'ST-1'
SANDSTONE (LARGE FORMAT)

ELEVATIONS LEGEND

- BAL-1: BALUSTRADE - DULUX POWDERCOAT COLOUR 'MONUMENT'
- FB: FACE BRICK - PGH SEASCAPE - COLOUR 'SEA SALT'
- GU: GUTTER - COLORBOND COLOUR 'MONUMENT'
- MDR: METAL DECK ROOF - COLORBOND COLOUR 'MONUMENT'
- CD-1: PRE-FINISHED METAL 'CHARRED TIMBER' LOOK
- AL-1: ALUMINIUM (WINDOW FRAMES AND LOUVRES - DULUX POWDERCOAT COLOUR 'MONUMENT')
- CONC: OFF FORM CONCRETE
- PF-EXT-1: EXTERNAL TEXTURED PAINT FINISH TO RENDERED WALLS - DULUX 'NATURAL WHITE'
- PF-EXT-2: EXTERNAL PAINT FINISH TO CONCRETE & CFC - DULUX 'NATURAL WHITE'
- DP: DOWN PIPE - DULUX POWDERCOAT COLOUR 'MONUMENT'
- G: GLASS
- GDR: GARAGE DOOR - COLORBOND COLOUR 'MONUMENT'
- PS: PRIVACY SCREEN - PRE-FINISHED METAL 'CHARRED TIMBER' LOOK
- ST-1: SANDSTONE (LARGE FORMAT)
- ST-2: SANDSTONE (SMALL FORMAT)
- V: EXHAUST VENT



Rev	Date	Amendment	AZ	FG
02	27/10/20	REVISED DA ISSUE		
01	26/10/20	DA ISSUE		

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Client
Built Projects

Project
BARDO ROAD SENIORS HOUSING
34-36 Bardo Road Newport NSW 2106

Status
DEVELOPMENT APPLICATION

Title
Schedule of Finishes

Drawing No. 0565-DA125	Revision 01
Scale NTS at A1 size	Date 30/4/20

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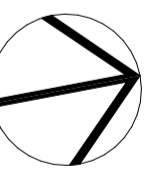
VIEW FROM BARDO ROAD

1

02	27/10/20	AMENDED DA ISSUE	AZ	FG
01	20/04/20	DA ISSUE	DA	FG
Rev	Date	Amendment	Drawn	Checked

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Client
Built Projects
 Project
BARDO ROAD SENIORS HOUSING
 34-36 Bardo Road Newport NSW 2106
 Status
DEVELOPMENT APPLICATION

Title
Photomontage

Drawing No. 0565-DA139
 Revision 02

Scale at A1 size
 Date 27/10/20

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