
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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Subject: Online Submission

17/02/2023

MR David Stewart Hunter
1 / 30-32 Bardo RD
Newport NSW 2106
[REDACTED]

RE: DA2023/0045 - 36 Bardo Road NEWPORT NSW 2106

17th February 2023

Dear Sir

Re: Development Application DA2023/0045, 36 Bardo Road, Newport.

We wish to express our objection to the above development proposal, which clearly fails to conform to what local people require and expect in this residential street in a coastal village.

We note with considerable alarm the SEPP55 "creep" in Bardo Road, which already includes 5 such developments and a pending development at 34-36 Bardo Road (DA2020/0502). This last was finally approved by the Land & Environment Court, overturning objections from the residents, the Council and the Local Planning Panel. How can this new Application, for a development at 36 Bardo Road, proceed alongside the approved development for 34-36 Bardo Road? Is this simply a developer's tactic ultimately to create two side-by-side SEPP55 complexes?

The proposed development at 36 Bardo Road of 6 three-bedroom apartments with an underground garage will impact adversely on the streetscape of Bardo Road. It is at odds with the prevailing "face" of this residential street.

It will increase the amount of traffic in an already narrow and busy thoroughfare. It will be situated directly opposite the Bardo Road Kindergarten and child care centre at 41 Bardo Road, already a congested and dangerous area, particularly at dropping off and picking up times. For elderly residents in the proposed complex this will present an additional hazard as they negotiate their way to the nearest bus stop in Gladstone Road which is, in any case, further than the prescribed 400 metres distant.

The construction process assumes a 6am-5pm Monday to Saturday schedule, which is unreasonably early in a residential street. The additional parking required for tradesmen's vehicles, not to mention the manoeuvring of large trucks, will create a dangerous and damaging impact on this already crowded and narrow environment.

Needless to say, the development will impact adversely on the tree cover/tree canopy and the wildlife which thrive in this environment.

In summary, this development fails to satisfy the standards required by the Local Environment Plan and is resolutely opposed by the residents of Bardo Road as an unwelcome and inappropriate imposition on their community.

Yours faithfully

David Stewart-Hunter and Sally Fox.
1/30-32 Bardo Road, Newport, NSW 2106.