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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

15/02/2023

MR christopher Brown
5 / 30-32 Bardo RD
Newport NSW 2106

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

For the attention of Adam Susko (Planner)

Dear Mr. Susko

Re: Notice of Proposed Development: DA 2023/0045. Lot 34 Sec 2SP 4689 - 36 Bardo Road, Newport

Further to our telephone conversation of February 6th, please find our submission which relates to the above DA.

Could we draw your attention to our original submission, together with 25 other submission, which you have on file concerning the previous DA covering 34 & 36 Bardo Road Newport: Application No: DA2020/0502 - which the council initially rejected.

As this new DA covers half the existing project most of the general concerns that we had on the initial proposed development still remain. As such we are very much opposed to this project.

- Visual Issues: The building itself is not in keeping with the area and other properties on Bardo Road due to the large scale two story façade across the entire street frontage.
- Over development Issues: Bardo Road is already totally over developed and we are of the opinion that this new proposal will exacerbate an already dangerous situation for the many reasons outlined below.
- Traffic Issues: Page 8 of the Traffic Impact Statement lists "Within the RTA Guide to Traffic Generating Development (2002)", the site is classed under "Housing for Aged and Disabled Persons". This document provides an evening peak hour vehicle trip and daily vehicle trips rate. The rates given are; "Daily Vehicle Trips = 1 - 2 per dwelling, evening peak hour vehicle trips = 0.1 - 0.2 per dwelling". This report was from a 2002 RTA guide, which is over 21 years old. More important than the fact that this document is totally out of date, is that the habits, working and leisure requirements of over 55's have changed dramatically in the past 21 years to such an extent that the above figures are totally and utterly obsolete. Today's 50's, 60's and 70 year olds are active, mobile and adventurous and much more inclined to use vehicles to pursue their hobbies or occupations. As such we dispute the traffic assessment and believe that the traffic in and out of the proposed development will be far greater than those shown in the report.
- Traffic Issues: Bardo Road is a narrow road that is already seriously congested. On most occasions traffic moving from east to west and vice versa down Bardo Road is reduced to one car at a time, with vehicles having to pull into the side to allow another vehicle to pass - indicating that the infrastructure is already way beyond acceptable levels. As the development is directly opposite a kindergarten, this is especially important.
- Traffic Issues. The attached photographs show various shots of the current building site on 54 Bardo Road. The development is of a similar size as the one proposed in 36 Bardo Road.

You can clearly see the area of the road that has been sectioned off from traffic on both sides of the road. This is to allow for large earth moving trucks to enter and exit the site. This end of Bardo Road is quieter than the other end where the proposed development would take place. Allowing for a similar area needed for trucks to enter and exit the site and the fact that it is opposite a kindy where parents are dropping off and picking up children, would not only make this totally unworkable to traffic going up and down Bardo Road, but highly dangerous to anyone dropping off or picking up in the area. You can also see from the truck that is parked waiting to load up, that such large vehicles in the narrow confines of Bardo Road is not only totally unworkable, but highly dangerous.

- **Traffic Issues:** Also during the construction phase due to the narrowing of Bardo Road on either side of the proposed site, we are concerned that if a truck is parked opposite it would most likely prohibit any medium to large vehicles from driving between them.
- **Noise Issues:** It states in the Construction Traffic Management Plan that the hours of construction are 6:00am - 5:00pm (Mon - Sat). If this were to proceed the initial excavation and demolition work on this site will be the noisiest part of the total build. As such a 6am start is just not acceptable in this residential area where a large number of older people live.
- **Safety Issues:** Of great concern is that this proposed development is directly opposite a very busy kindergarten which has parents dropping off and picking up children each morning and afternoon. Aside from The Construction Management Traffic Plan report stating that "No contractors will park outside Bardo Kindy on the southern side of Bardo Road between 7am to 10am and 3pm to 5pm" and that " All trucks will take care with the childcare centre close by " - the report ignores the obvious difficulties that will be experienced by both parents and general traffic during pick up and drop off times, creating a potentially dangerous situation. The report also fails to note that although trucks will not park on the Southern side of Bardo Road, they will need to section off the road so that trucks can enter and exit the site, especially during the earth moving stage (see photographs of similar Bardo Road building site)
- **Truck Parking Issues:** The Construction Traffic Management Plan is in our opinion unrealistic, understated and incomplete. The all-important construction zone referred to on page 6 of the report is not shown so we have no idea how it actually impacts on Bardo Road, yet it states that "Trucks and delivery vehicles will park within the construction zone to load and unload". As many items will need to be crane lifted into the site, this will mean that Bardo Road will be completely blocked in both directions. Also it does not stipulate where trucks waiting to unload will park.

General Conclusion

We believe that this development should be rejected by the Council, not only because of the issues outlined above but because they have a responsibility to ensure that they maintain a safe and secure environment for all residents. To date, this plea has largely been ignored.