
Sent: 6/04/2021 10:05:57 AM

Subject: Urgent; NBLPP: Re: 54 Bardo Road Newport 2106 DA 2020/1172 WRITTEN
SUBMISSION: LETTER OF OBJECTION Submission: Beggs

Attachments: BEGGS NBLPP.docx;

URGENT: Submission for NBLPP 7 April 2021

S U B M I S S I O N : B E G G S
a written submission by way of objection to DA 2020/1172

NBLPP
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Panel Members,

Re: 54 Bardo Road Newport 2106
DA 2020/1172

WRITTEN SUBMISSION: LETTER OF OBJECTION
Submission: Beggs

31 March 2021

Dear Panel Members,

We agree fully with the DA Assessment Recommendation for REFUSAL.

We are being assisted by a senior professional consultant in preparing this Submission.

We ask the Panel to read our short Submission dated 20 March 2021 [attached], providing further objection to the Amended Plans as submitted.

This Submission was written prior to the latest referrals from Council's Officers, however, the Panel will note that our concerns are very much shared by the Landscape Officer and the Biodiversity Officer.

We attach that Submission for ease of reference.

We bring to the attention of this Panel, a refusal by the NBLPP on 17 March 2021, against DA 2020/1162, against another SEPP HSPD. There are many similarities particularly towards SEPP C 29, 31, 32, and 33 matters.

In addition to the concerns raised by NBC Landscape Officer and Biodiversity Officer, our main concerns stem from the lack of adequate side setback of the basement construction zone and basement ramp access, that puts Tree 7 in harms-way, and fails to provide a clear deep soil zone for screening trees along our boundary. We are concerned that there is a lack of deep soil zones in the front setback zone, with far too great an area of hard surfaces. We are concerned to the unnecessary 4.5m deep basement to the rear of the site and the deep excavation near our boundary.

There are other matters listed within the attached submission regarding Apartment G03 and G04 with excessive pedestrian ramps with a rise of over 2m rise from the footpath. We consider that outcome for HSPD residents to be excessive, and question the suitability of the site for HSPD residents.

We ask the Panel to REFUSE this DA, and extend the reasons for refusal to cover the matters raised in this submission.

Yours faithfully,

Mr Scott Beggs
56 Bardo Road
Newport
NSW 2106

S U B M I S S I O N : B E G G S
a written submission by way of objection to DA 2020/1172

Mr Scott Beggs
56 Bardo Road
Newport
NSW 2106

20 March 2021

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

Re:

54 Bardo Road Newport 2106

DA 2020/1172

WRITTEN SUBMISSION: LETTER OF OBJECTION

Submission: Beggs

This document is a written submission by way of objection to DA 2020/1172 lodged under Section 4.15 of the EPAA 1979 [the EPA Act]

We refer to our objection dated 4 November 2020.

We submit this objection based upon Amended Plans dated March 2021.

Our main amenity concerns are;

- Landscape: Preservation of Trees
- Biodiversity
- Urban Design
- Location and Access to Facilities
- Visual and Acoustic Privacy

The main non-compliances to controls are:

SEPP HSPD

- Clause 2 Aims of Policy
- Clause 26 Location and Access to Facilities
- 29 Compatible to Surroundings
- 30 Site Analysis
- 31 Design of Infill Self-Care Housing
- 33 Neighbourhood amenity and streetscape
- 34 Visual and acoustic privacy

Clause 29

The proposal does not provide proper consideration through building design for the future retention and enhancement of environmental features to maintain this established natural character.

Clause 30

There is not appropriate integration with the natural environment or an achieved balance between landscapes and built form.

The proposed development does not minimise the impact on the neighbourhood character which integrates substantial vegetation and built form.

The undeveloped sections of the site provide limited potential to support existing trees on site.

The development does not provide a sympathetic presentation to the street or integration with the landform in a landscaped setting due to impact on trees

Clause 33

The impact on vegetation surrounding the site is unacceptable.

Greater setback should be provided to Tree 7. Concern over Tree 7 with insufficient TPZ & SRZ, and inappropriate concrete slab finishes and excavation in SRZ & TPZ zones. Tree 7: 16m high Syncarpia glomulifera [Turpentine]

Clause 34

Further Screening trees to boundary. Blueberry Ash at 5m centres.

We ask for a full 3m side setback for all built form from the western boundary to enable canopy trees to provide softening of the proposed built form. The landscape proposal for the side setback is inadequate to provide privacy to our property. We ask for privacy planting to fully screen the proposed development.

We refer Council to the NSWLEC appeal at 27 & 29 North Avalon Road Avalon Beach - NSW Land and Environment Court Amended Plans DA 2019 1260 (Lot 32 & Lot 33 DP 8394) - Demolition works and construction of a Seniors Housing development comprising 10 self-contained dwellings and site consolidation, where the Developer has responded with a full 3m side setback to accord with considerations of landscape and privacy issues. This DA has exactly the same amenity concerns and requests Council to direct the Developer appropriately.

We ask Council to consider:

1. Concern that Recommendations from DSAP are not fully resolved. The proposal provides insufficient information to address issues raised.
2. Concerned that Landscape Officer Response dated 11 February 2021 not fully resolved. The proposal provides insufficient information to address issues raised.
3. Concerned that Natural Environment Officer dated 15 February 2021 not fully resolved. The proposal provides insufficient information to address issues raised.
4. Concern over Tree 7 with insufficient TPZ & SRZ, and inappropriate concrete slab finishes and excavation in SRZ & TPZ zones.
5. Basement construction is required to setback by 3m to western boundary to allow sufficient zone for proposed Blueberry Ash. Additional Blueberry Ash at 5m centres along boundary as additional screening trees along entire western boundary
6. There is insufficient information in regard to the landscape plan to show integration of landscaped features with built form to complement character of the area.
7. The proposal provides insufficient information to show the ability for occupants to sufficiently access infrastructure and transport links. The distance from Apartment G03 and G04 to transport links has excessive ramps. The excessive ramps of over 40m in length to the street frontage, including a rise of over 2.8m from the street frontage to these Apartments, plus an additional 20m to the start of measurement zone, is considered unacceptable and unsuitable for Seniors and Disability residents. The distance to the Newport Shops is close to 600m.
8. The location of bin storage in the front setback zone, is not acceptable for this type of development, and should be provided behind the front setback zone, to allow greater zone for landscaping and deep soil planting.
9. The 4.5m deep basement to the northern pavilion is excessive and is required to be reduced to 3.0m deep, to RL 13.8.
10. No excavation or fill within 1m of side boundary. All retaining walls to have a clear setback of 3m from boundary.

Yours faithfully,

Mr Scott Beggs
56 Bardo Road
Newport
NSW 2106