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**Sent:** 16/11/2020 10:40:54 AM  
**Subject:** Submission: for DA2020/1172 at 54 Bardo Road, Newport, NSW 2106  
**Attachments:** Submission - DA20201172.pdf;

Dear Council,

Please submit the attached submission for DA2020/1172 at 54 Bardo Road, Newport, NSW 2106. We weren't able to upload this via the website.

Also please be aware that the developer **did not** comply with the notification period. The notification sign was supposed to be displayed for the community from Friday, 30<sup>th</sup> October but was not seen until Monday, 2<sup>nd</sup> November. The community have not been given required time to consider the implications of this development.

Many thanks,  
Tim & Lauren Montague

**Tim & Lauren Montague  
Bardo Road  
Newport, NSW 2106  
13<sup>th</sup> November, 2020**

**Northern Beaches Council  
Civic Centre, 725 Pittwater Road  
Dee Why NSW 2099**

Dear Mr Keeler,

RE: Objection to DA2020/1172 at 54 Bardo Road, Newport, NSW 2106

We are writing to council to object to the development of 54 Bardo Road as detailed in DA2020/1172.

We both grew up on the Northern Beaches and have lived in Bardo Road since 2007. Our three children currently attend Bardo Road Kindy/Newport Public School. The reason we enjoy living here so much is the greenery, wildlife, community, proximity to pre-school and school, and the lack of congestion seen in many other overdeveloped areas within the northern beaches.

Our main concerns are as follows:

### **1) Scale and density of the development**

The proposed Multi-Residence Seniors housing is an over development for this site and is out of character with the street.

The proposed development breaches the minimum Floor Space Ratio's (FSR) requirements of 0.50:1 on R2 low density residential land by proposing a FSR of 0.56:9:1.

We do not agree with Council's 'Urban Design Referral Response' submitted on the 9/11/2020 that this >13.8% non-compliance is acceptable. Approval of non-compliant over developments will set a precedent for other developers and we can see our neighbourhood progressively deteriorating.

### **2) Traffic and Parking**

Parking within the complex allows for only 8 carparks. There are 2 or 3 bedrooms within each of the 6 dwellings. It is reasonable to believe that most units will have two cars, may own trailers, boats, and/or caravans, and will receive visitors. Bardo Road is already at capacity and has become a one-way street. Only one car can pass at a time when cars are parked on both sides of the street. The proposed development will result in added parking on both sides of Bardo Road further impeding the flow of traffic and making it even more congested and dangerous. Safety for the many children and their families travelling to/from the school and the long established kindergarten will become a greater concern. Additionally, existing residents will be further limited for street parking which is already very difficult (especially on the weekends due to overflow from 'The Newport' pub).

The 'Traffic Engineer Referral Response' from council on the 9/11/2020 states the applicant will have to build a 'pedestrian refuge island' between No. 54 and No.56 Bardo Road. We are very concerned as to the impact that will have for the already limited on-street parking for the residents from 52 – 60 Bardo Rd and 57 – 63 Bardo Road?

### **3) Loss of Trees and Wildlife**

We, like many other residents, reported to the council on the 29<sup>th</sup> July 2020 that trees were being removed from 54 Bardo Road. After the property was purchased by developers in April 2020 neighbours on Bardo Road and Irrubel Road noticed healthy trees suddenly turn brown and were removed from the property. This was particularly alarming as these developers also own two properties at 34-36 Bardo Road where a lot of trees died and were removed. These trees are very old Eucalypts that take decades and decades to grow. You can't simply chop them down and replace them with younger ones. They will not have the biodiversity that has taken years and years to form.

The following trees have been planned for destruction which will further reduce canopy and impact negatively on local wildlife:

- Tree 5: 16m high syncarpia glomulifera [turpentine]
- Tree 7: 16m high syncarpia glomulifera [turpentine]
- Tree 8: 22m high syncarpia glomulifera [turpentine]
- Tree 9: 16m high eucalyptus botryoides [southern mahogany]

The environmental impact is unacceptable.

Additionally, the developer **did not** comply with the notification period. The notification sign was supposed to be displayed for the community from Friday, 30<sup>th</sup> October but was not seen until Monday, 2<sup>nd</sup> November. The community have not been given required time to consider the implications of this development.

Lastly, we are concerned as to why responses have been posted from the council before the community notification period has finished. This seems to be a breach of the council's own procedure? The council has already supported many aspects of the proposal before giving the community the required time to voice any concerns they may have, and then have their concerns and responses taking into consideration.

Yours sincerely,  
Tim & Lauren Montague