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Subject: Online Submission

12/06/2020

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RE: DA2020/0502 - 36 Bardo Road NEWPORT NSW 2106

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Mr & Mrs Sharp
12/38 Bardo Road
Newport, 2106
NSW

RE: Notice of Proposed Development DA2020/0502 - 34-36 Bardo Road, Newport, 2106, NSW

ATTN: Renee Ezzy

We are writing to council to advise of our objection to the proposed development of sites 34 & 36 Bardo Road via DA2020/0502. The below points form the basis of our submission and, as you will find, most of the neighbourhood is clearly in objection.

My family bought into the area because we had East and West privacy, a peaceful outlook and ample sunlight. The area was also largely low residential and larger medium residential developments were supposedly no longer capable of being built due to the re-zoning. The proposed DA next door will eliminate all the reasons we bought into the area.

The property at 36 Bardo road - next door to us - was sold in October 2019 and featured a number of mature native trees and supported a wide ecology of animals and bird life. It was retained in that state by the original owner. Since hand over many of those established native trees have "conveniently" died and have been cut down. Many of the residents on Bardo Road have been witness to this.

SECTION D10.3 IMPACT TO BUSH & SCENEARY

With the surrounding bush, 38 Bardo Road shares a wildlife passage between us and 36 and 34 Bardo Road. The overdevelopment proposed for this site will virtually eliminate a section of bush that is a home for an abundant amount of birds and wildlife. And as a counter to the comments in Section D10.3, the scenery is entirely impacted and there is nothing protected at all.

TRAFFIC MANAGEMENT CONCERNS

During development the quoted number of trucks for the period will not only completely clog the traffic system but will destroy the road. It will also create a dangerous safety hazard for our children and residents. The development is also directly across the road from a kindergarten and there is absolutely no way safety can be guaranteed with a multitude of 15-20 tonne trucks coming and going daily. It also states there is adequate footpaths for pedestrians however this

is also inaccurate because there is clearly only one footpath in that section of Bardo Road. The development plans for the DA above also quote 12 3-bedroom apartments. This is incorrect, it is 10 3-bedroom apartments and two 4-bedroom apartments. This street just can't cope with the increase in traffic this development is proposing. Bardo Road is already well past its maximum capacity. Parking is virtually impossible on the road and traffic flow is reduced to one-way at most times of the day. Pushing waiting trucks to Bishop street is also a clear oversight. That street is the entrance to Newport Oval, a recreational facility used by sporting clubs and schools all week. How the road will cope with the additional waste collection from the proposed 12 units is also a major concern.

SETBACK ENCROACHMENT

The DA plans encroach well past the minimum boundary parameters set by town planning guidelines.

LOSS OF SUNLIGHT & PRIVACY

14 out of 16 units at 38 Bardo Road will lose most of their current sunlight. Not to mention the fact we will have to have our blinds closed all day long to retain some form of privacy as most unit lounges and bedrooms will face straight into the neighbouring bedrooms. Some units will be in the shade all day long as quoted by the DA. This is unacceptable. The overshadowing report in the DA is incorrect and not a clear indication to base judgement on.

BUILDING DEPRECIATION

The units at 38 Bardo Road will likely depreciate in value due to a loss in privacy, outlook and light. Something we can vouch for that most families are losing sleep over.

PROPOSED CONSTRUCTION HOURS

The DA states a construction start time of 6am and a finish time of 5pm, 6 days a week. The start time alone is one hour earlier than legal standards (at last check). And on Saturdays works need to be completed by 1pm, not 5pm as requested. How this DA can be approved on those grounds is totally unreasonable to the local neighbourhood. The development is slated for 50 weeks straight but will clearly go longer than that. The noise, waste and destruction will be intolerable.

LANDSCAPING ERRORS & OVERSIGHT

The included landscaping plan is also inaccurate which claims trees of significance will be retained. Most of the trees of significance have already been cut down. Many stumps can still be seen on the properties of 34- 36 Bardo Road. Most of the established landscaping has been there for decades and it's what provides residents of 38 Bardo Road acoustic and visual privacy.

CLAUSE 4.6 NON-COMPLIANCE

Clause 4.6 talks of a technical non-compliance to the SEPP guideline that the subject site is located within 400m of a public transport route. As exhibited Bus Stop A is 394.1m from the site and Bus Stop B is 447.6m from the site. The surveyors report does not take into consideration that a person of disability would find using the one-sided footpaths quite challenging and that there are also no pedestrian crossings to safely navigate traffic flow.

GEOTECHNICAL REPORT

As reported by White Geo Group the ground is interpreted as extremely low strength shale. They go on to state that many of the Auger test holes down to a depth of 2.5m revealed little signs of bedrock and that water seepage was visible. Further in the report there's specific note that the risk to life and property is "Unacceptable" given the depth of the cut and the size of the

development below ground level. Geo Group stipulate at Section 13 strong recommendations to move that risk into an acceptable state. It is on these grounds that we feel as though the potential for detrimental damage to 38 Bardo Road is probable.

It is on the points above that we adversely object to the proposed development.