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Subject: Online Submission

12/06/2020

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

Re Application Number: DA2020/0502

To Whom it may concern,

The issues I have with the development are as follows:

Traffic - As you are aware Bardo Road is already very congested with traffic issues. When pulling out of driveways with cars parked very close to either side of the driveway it is impossible to see oncoming traffic. When large trucks and equipment are parked, this situation is likely to get much worse and increase risk of accidents.

Parking - Although parking spaces have been allocated for the development it is likely a number of over 55's will have trailers, caravans, boats etc which will need to be stored on the street or in their car space resulting in cars parked on the road. Parking is already an issue on this street.

Start time of 6am - Is this even legal? I am not sure how it could be given the residential area the development is in.

As a rental unit I would be very concerned about securing future tenants given the proposed 50 week planned construction and issues with building noise.

Does this comply with the location requirements for over 55's housing, being 400 metres to the nearest bus stop and 400 metres to town? Is the footpath to bus stop and town appropriate for over 55's?

Does this comply with the ratio control, the floor space of the building seems to be too large for the size of the block.

Kind Regards,
Justine Fitzsimmons