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Subject: Online Submission

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

12th June 2020

Dear Northern Beaches Council,

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

Having reviewed the above mentioned application for development, and as a resident of Bardo Road living directly opposite this proposed development, I have several concerns to be taken into consideration by Council.

Size and Purpose of the SEPP Development:

The application proposes the construction of 12 dwellings pursuant to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. However, this proposed development comprises 12 large 3-4 bedroom (plus a study) multi storey homes. It would appear such a development is not intended to be occupied by over 55's who are often looking to down size and usually comprises only two people. Additionally, the scale of this development demonstrates minimal green space and appears to lack an attempt to be in keeping with the local area. Bardo Road already has 4 SEPP developments within approximately 100 metres of this proposed development, and they all appear to be in keeping with the area.

Footpaths:

The application refers to existing footpaths being appropriate and compliant. However, this would appear to be incorrect. The existing footpath on the northern side of Bardo Road (directly outside this proposed development) is narrow, worn and challenging for use by any aged or disabled pedestrian. NO footpath exists on the southern side of Bardo Road opposite the development. Furthermore, the unpaved section between 39 and 49 Bardo Road is uneven and dangerous with exposed rocks and raised driveways. Clearly a trip hazard for anyone walking along this stretch, and completely inaccessible for elderly or disabled pedestrians in the event of the northern footpath being blocked due to the proposed development.

Retention of Trees:

Council are aware that the majority of trees on this development site appear to have been illegally poisoned, killed and subsequently removed at the end of 2019 and start of 2020. Council received multiple complaints regarding this matter. Having lived in Bardo Road for 17 years, and having kept in touch with our neighbour (the previous owner of 36 Bardo Road) it

appears these trees were poisoned following the sale of the property. As such, we have concerns for the future preservation of existing trees.

Traffic Management and Ongoing Traffic Concerns:

Bardo Road is already busy with traffic. Resident's cars are parked on both sides of the road and there are often families dropping off and picking up children at Bardo Road Kindergarten throughout the morning and afternoon. At best there is room for one car to pass down the road at a time whilst oncoming cars are forced to pull into driveways. If this proposed development goes ahead, the residents of Bardo Road will be subjected to traffic delays, further parking restrictions and significantly reduced access to driveways due to trucks and work vehicles. It is already difficult to pull into and out of my driveway with the current amount of parked cars and traffic on the road. It would seem the applications plans to maintain smooth traffic and pedestrian flow with minimal disruptions, would be virtually impossible to carry out. Additionally, the proposed development provides for 3 visitor parking spots meaning that future residents of 34-36 Bardo Road will park on the road, adding further to the traffic congestion. We already have 4 SEPP developments and 3 unit blocks within approximately 100 metres of this proposed development. Council must take this into consideration when assessing the application.

Hours of Operation:

In my opinion, the applicant's proposal to start work at 6am Monday to Saturday and finish at 5pm Saturday is unacceptable. I would request that building not start before 7am and be finished by 12pm on Saturdays.

Construction Zone and Safety for Residents, Pedestrians and Children:

The application refers to such matters as a construction zone, recommendations that trucks and contractors park on the northern side of Bardo Road or in other streets, details of semi-trailers, excavators, concrete trucks, loading and unloading of deliveries and the use of an onsite basement car park once completed. Despite limited details in the application regarding these matters, it would appear that the impact of these vehicles and a construction zone will be detrimental to pedestrian safety and resident's accessibility on Bardo Road. Not only are children being dropped off and picked up from Bardo Road Kindergarten, but a large number of children walk down Bardo Road to attend Newport Public School, catch buses to high schools or attend sports training on Newport Oval. As a mother of 5 school aged children, I am concerned that the nature of this construction will impact significantly on the safety of my children and others who walk down Bardo Road.

Finally, Council should be aware that contrary to requirements, the notification for this development is not displayed on the property where it is easily visible. It is concealed by vegetation and had it not been pointed out to me by a neighbour, I would not have seen it at all.

It is my submission that this application be rejected by Council.

Kind Regards.
Eliza Bryant