



Newport Residents Association Inc.

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13th November 2020

The General Manager,
Northern Beaches Council,
PO Box 1336,
Dee Why, NSW 2099

Dear Sir,

Re Submission re DA 2020/1172 54 Bardo Rd Newport

We refer to the above DA for the construction of 6 units under the SEPP rules for Seniors Housing at 54 Bardo Road Newport.

We have read the objections and understand the concerns of the immediate and nearby neighbours. From the wider community viewpoint, we note our major concerns with this development as follows:

1. We believe the bulk and scale is not appropriate for this sized block on Bardo Road and the number of units should be reduced (possibly to no more than four).
2. Whilst the number of car spaces may meet the Seniors Housing requirement we believe that they are insufficient as most families have more than one car and that will create additional needs for parking on Bardo Rd which already is like a parking lot and difficult to navigate. We would also point out this proposal is near to a long established child care centre so any additional traffic becomes a safety concern.
3. Site coverage in the R2 Low Density Residential becomes an issue when seeking exemption for Seniors Housing and we believe there should be a greater area for landscaping (which may be achieved if our suggestions under item one above were taken into account). This would in turn allow for the saving of some of the trees. We note council has already had the proposer increase the landscape area but we still believe the site coverage is inappropriate.

Yours sincerely,

Gavin Butler
President