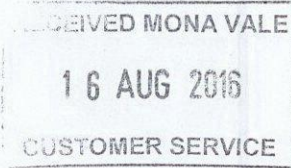


This Submission Form must be completed and attached to your submission.

DA No: N0317/16

The Interim General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660



Name Luigi & Cassandra Prezioso

Address 10 Hillside Rd
Newport NSW

Phone 0425 239 508

Date 15-8-2016

(Fax No: 9970 1200)

Proposed Development: Subdivision of 62 Hillside Road into 4 residential lots plus civil and landscaping works to 62 and 85 Hillside Road to facilitate the subdivision

At: 62 & 85 HILLSIDE ROAD NEWPORT NSW 2106

I have inspected the plans and related documents. I have considered them in the context of the relevant planning instruments or policies.

Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

Yes No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

Yes No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

please see attached pages.

Name: Luigi Prezioso Signature: [Signature] Date: 15-8-16

Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):

Please read the information enclosed concerning political donations and gifts disclosure and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

I have made a political gift or donation

Luigi & Cassandra Prezioso
40 Hillside Road
Newport NSW 2106

15 August 2016

Northern Beaches Council
Senior Planner
Cheryl Williamson

DA No: N0317/16

Dear Cheryl,

As owners of 40 Hillside Road Newport, we wish to raise concerns about the proposed development at 6 2& 85 Hillside Road, Newport.

Our concerns are as follows;

Littoral Rainforest

As this parcel of land has never been developed till recently a vast majority of this land forms part of the Pittwater Littoral Rainforest. The scale and bulk of the proposed development will have a great impact on this Littoral Rainforest and over urban development has contributed to habitat removal and fragmentation.

The over jealous behaviour of the owner and the owners' contractors in the removal of much of the littoral rainforest to date has only led to an invasion of weeds that out-compete native species.

Animals that live in the Littoral rain forest are also at risk; animals such as the Bush Hen, Powerful Owl, Osprey, Flying Fox and more are in real danger. With the over development of this parcel of land, this can only lead to the removal of these animals for ever.

We all have one small chance to save this littoral rain forest.

The removal of parts of the untouched littoral rainforest by the owner and the owners' contractors is a sad, destructive, planned action in order to over develop one of the last parcels of land that sustains the beautiful littoral rainforest of Pittwater.

Hillside Road Reserve

Hillside Road is a single lane road with parking on one side. The current state of Hillside Road is in very poor condition, this is due to the fact that council has never installed a curb or gutter along most sections of this road. On street parking is very limited and on regular occasions the weekly rubbish cannot be collected due to private cars parking and blocking the way.

The issue with the scale of this development is the introduction of many extra cars in an already congested and unsafe road.

Whilst council are considering this development proposal, serious consideration should be given to the off street parking to this development. The number of resident parking per block should be a minimum of 2 parking spaces and this should also be considered for guest parking. There for a total for each residential lot should be 4 car parking spaces.

Council has an obligation at least to maintain its policy ie. "Existing and new developments will be made safe from natural hazards. Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded where appropriate. In addition, roads will manage local traffic needs and ensure the safety of people and fauna; and facilitate co-location of services and utilities, and accommodate stormwater drainage. "

I do not believe that this development falls in line with the council's policy.

At best this proposed development falls somewhat short.

In conclusion, this is a very delicate parcel of land that needs protection, please make sure that this development is ecologically sustainable and I cannot see this being the case.

As a resident I want to see responsible environmental living and development. I reject this development on the points raised above and any other council regulations that I have failed to mention.

I look forward to your reply.

Kind Regards



Luigi Prezioso