
R Major

15 Kanimbla Cres, Newport

8 June 2016

Dear Mr R Major

I am writing to you to inform you of our intention to lodge a Development Application for 62 Hillside Road Newport. At present 62 Hillside Road consists of 2 fibro shacks on land zoned for residential use. The Development Applications intent is to subdivide approximately 6,000sqm of land into 4 dwellings with off street parking (as well as visitor parking).

As i am sure you are aware, there is a portion of littoral rainforest which is on our property and runs over onto Attunga Reserve. Currently large areas of the rainforest have been infiltrated by weeds. Weed control programs run at an extremely high cost and is not financially sustainable for one owner to cover the cost. As such, with the proposal, the costs would be spread between 4 parties and a Conservation Area to be created of the remaining rainforest on the subject property.

Below is an excerpt from an external consultant (Cumberland Ecology):

“If development does not occur on the Subject Site, no conservation area will be made available and funding associated with the proposed development, earmarked to fund the management of this area under a VMP, will be lost. The spread of ‘transformer weeds’ listed as a key threat to the long-term survival of Littoral Rainforest (Threatened Species Scientific Committee, 2008) is likely to continue throughout the Subject Lands. “

We have intentionally grouped the 4 dwelling close together and close to the driveway to impact the rainforest as little as possible. We have tried to the best of our ability to reduce the loss to 3% of the littoral rainforest in the area.

As detailed in the below excerpt from Cumberland Ecology:

“The Littoral Rainforest present on the Subject Site represents a portion of the total patch present in the Study Area, which includes the adjoining Attunga Reserve. The loss of Littoral Rainforest on the Subject Site represents approximately 3% of the total patch present in the Study Area, and the APZ / modified zones make up approximately 7% of the total patch present in the Study Area”

Along with the proposed conservation area, there will be covenants on title regarding no fences, no cats and no exotic plants. Our designs have acknowledged the requirement for Fauna wildlife corridors.

If you would like to personally discuss this, i would be more than happy to make a time to discuss this with you in person.

Sincerely,

Peter Roach

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