

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: DANIEL & BOZENA KASTOWSKY

Address: 87 HILLSIDE ROAD
NEWPORT NSW 2106

Phone:

Date:

(Fax No: 9970 1200) - 4 pages in total.

FAKED
4:25pm

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 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 DOCUMENT.

Name: Daniel Kastowsky Signature: [Signature] Date: 20/1/17

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☐

20 January 2017

The Interim General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

FAXED
4:23 PM

& By Facsimile: (02) 9970 1200

No. of pages in total: 3

Dear Sir / Madame,

**RE: 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 ('THE DEVELOPMENT')**

DA NO: N0317/16

We are writing in response to the Amended DA and information lodged since our last objection.

We raise the following: -

A. Building Envelope -

Although the amendment stipulates the legend key is to read "*Proposed Maximum Building Envelope 200 m²*" of the building envelope, we note there is no information as to the composition of any building to be constructed on such envelopes. There is no indication of the likely height, roof lines, colours or materials of any such building to be constructed.

We are in no position to assess or consider the likely visual or environmental impact of such buildings without complete detail in this respect. We object to the Owners contention that the aggregate 800 m² of building envelopes will cause limited canopy loss. The Owner's proposal to restore, retain and re-plant vegetation is insufficient in the circumstance.

B. Storm Water Management Plan -

The response by the Owners states the incorporation of onsite detention measures *'will result in no changes to the existing overland flow and drainage to onsite drainage depression'*.

The construction of any onsite detention system will seriously effect the natural flow of the Creek. The pre-development flow will be greatly reduced by the proposed plan. There is no evidence the onsite detention systems dissipation of the overflows will stop erosion on other parts of the lot or surrounding lots.

There has been no consideration as to the natural flow of the Creek. The Creek is an integral feature for the ecology and operation of the bushland and surrounding properties stretching from Bilgola Plateau to Porters Reserve in Newport.

To starve the Creek of its natural flow is dangerous, the Creek relies on regular flooding to flush pollutants, remove blockages, replenish water resources and to regenerate the surrounding flora and fauna. Wildlife (in particular the birdlife and water dragons) rely on such replenishment, the area relies on the Creek and its attributes to attract wildlife to the area and consolidate a balanced environment. To change water flows seriously threatens the Creek, compromising the Creek's ability to support its surrounding ecology.

We are further concerned that changes to the flow of water may direct water to other parts of the subject and surrounding property causing instability to the ground of properties located on the lower side of the development. This area is a very delicate part of Newport and vulnerable to landslip as records will reflect.

C. Signage -

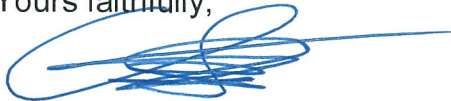
The Site Notice of the Proposed Development has been insufficient. The Notice has been placed on a gate which has been swung open to lean on bushes. The Site Notice is obscured - it is not in a conspicuous position that is capable of being read from the street or foot area as required.

D. Visual Impact of the Clearing -

The clearing required for the proposed development is extensive, the fact that 800 m² in total will need to be bare for those building envelopes indicates that the amount of clearing will be highly visible. Firstly, vegetation will be thinned out and secondly, permanent structures will be erected creating visual impact not just for surrounding properties but also for any persons living in or visiting Newport, in particular Newport Beach.

Further, Porters Reserve (littoral forest area) is utilised by the Newport Rugby community and is frequented throughout the week by the general public. The Newport Rugby Club is where much of the community gather in what is can only be considered a unique environment, taking into account the surrounding bushland. The visual impact of this development and the development we suspect will occur on the balance of the property has an unacceptable visual impact of the site when viewed from the surrounding areas.

Yours faithfully,



Daniel Kastowsky

87 Hillside Road
Newport NSW 2106