

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

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

(Fax No: 9970 1200)

DA No: N0317/16

Name DANIEL & BOZENA KASTOWSKY

Address 87 HILLSIDE ROAD

NEWPORT NSW 2106

Phone

Date 16 AUGUST 2016

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

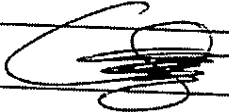
I am willing to provide evidence to the Land and Environment Court if the application is appealed.

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 letter.

Name: D. Kastowsky Signature:  Date: 16 Aug .16

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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:

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16 August 2016

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

& By Facsimile: (02) 9970 1200
No. of pages in total: _____

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 to express our objection and disapproval to the Development.

The Development will have irreparable impact on the very fragile ecology of the littoral rainforest which covers most of the subject lots and of course the creek which runs through the Development.

Further there are the negative effects the increase in population which accompanies such a subdivision including increased traffic flow, parking shortages and congestion to further compound parking difficulties local residents on Hillside Road already experience.

We also object to the visual impact of such a development to the hillside and Attunga Reserve, four new houses will be noticeable and there will be no doubt be further development on the remaining lots.

Environmental Issues:

1. Flora -

The Applicant concedes the majority of the parcel is littoral rainforest made up of various native trees, shrubs, ground cover, vines and climbers. It is a very delicate ecology.

We do not believe the vegetation management plan addresses the needs of the area in the future, the Development's parcels will be sold and built upon and those works including associated drainage works and road works will threaten the sustainability of the remaining areas which will struggle, regardless of rehabilitation efforts.

Clearing the area for the future development of the lots will have a devastating effect and erosion will compromise the integrity of what is already fragile topsoil. Further, clearing will introduce noxious weeds and exotic grasses which native vegetation cannot compete. Rabbits will be attracted to the space which in turn leads to the introduction of feral and domestic cats. Any weed management plan involves spraying of herbicides and ongoing weed maintenance requiring human foot traffic.

2. Fauna -

The Development Application and accompanying '*Assessment of Likely Impact on the Threatened Species and Population*' outlines the direct impact of the Development.

a) Habitat

The consultants have identified the Development will involve the loss of specific habitat features due to clearing native vegetation, bush rock removal and the removal of dead wood and dead trees. We live on the edge of the said habitat on the Southern bank of the creek and we observe throughout the day and night many animals on the Development property.

The habitat is made up of littoral rainforest, an arrangement of bush rocks, and dead wood. All of these elements work together to provide a very delicate and balanced ecology for the native wildlife. Any disturbance due to development works would be irreparable, we are sure none of the species would survive the process and questioning whether they would return to the site once development was complete and the vegetation plan in place.

b) Birdlife

The Assessment states some of the birds and bat species were not too prevalent, an assertion we reject as we have observed on many occasions over the years a number of owls, nesting in the trees and hunting in the area. There is no mention in the reports of Tawny Frogmouth which also frequents the rainforest to hunt. We are of the opinion that the impact of the development will starve the development of trees and shade which will introduce light to the area, to the detriment of nocturnal birds and bats living and hunting in the said area.

c) Ground Clearing and Creek -

Ground clearing any space will expose the smaller animals to the dangers of predators and rob them of materials in which to forage for food and nest. We have particular concern about the creek which runs through the middle of the lot. The development will have a critical and most detrimental effect on the creek which runs through the rainforest. The creek is inhabited with both frogs and water dragons. Neither of these have been considered by the Developer in their submissions, the Developer will not be able to guarantee the creek will not be effected. To subdivide and build on the parcels the Developer will need to build the appropriate road crossing of the creek and there will be much run off of topsoil due to erosion and stormwater damage.

We would expect phosphates and other chemicals to be washed into the creek in the event the properties are developed and garden spaces created.

d) Pets

If the development proceeds, resident's pets including cats and dogs will no doubt impede onto this ecology, hunting lizards, frogs, bandicoots, possums and gliders.

e) Emissions from Housing

Noise, light, electrical lights, fumes and smoke extraction will emit from any residential homes further effecting the habitat and discouraging native animals from living in the area.

3. Traffic Flow -

Hillside Road is a dead end road with limited parking spaces. The Street is narrow due to the amount of cars parked on the street. The Development will put further pressure on the traffic flow and parking and ultimately makes the road unsafe for drivers and pedestrians.

4. Landslip and Bushfire Hazard

Due to the contours rock formations drainage and soil types the area is designated a High Slip Zone. Any construction whether it be buildings structure, road or drainage works, such construction will be heavily engineered. The same applies to Bushfire zoning, any structure will need to be built with certain compliance to regulations which means only restricted material can be used. These requirements mean extra civil works are needed and heavier materials are needed, causing further disturbance to the area.

Yours faithfully,



Daniel Kastowsky
87 Hillside Road
Newport NSW 2106