

Parks, Reserves and Foreshores Referral Response

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| Application Number: | DA2025/0348 |
| Proposed Development: | Demolition works and construction of a dwelling house, swimming pool, horse arena, stables and paddocks |
| Date: | 22/04/2025 |
| To: | Nick England |
| Land to be developed (Address): | Lot 6 DP 749791 , 113 Orchard Street WARRIEWOOD NSW 2102 |

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The property adjoins Ingleside Chase Reserve which is located upslope and is a Bushland Reserve. The land zoning of the Bushland Reserve is C2 Environmental Conservation. It is noted that the asset protection zone for bush fire protection is wholly contained within the property and does not impact the area that adjoins the Bushland Reserve, which is according to the plans untouched and preserved as existing bushland.

As considered under Pittwater Development Control Plan control B4.11 Land Adjoining Bushland, there are no impacts to the adjoining reserve from the proposed development.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

Nil.