
Sent: 4/02/2021 4:16:24 PM
Subject: Submission on 8 Forest Rd Warriewood DA2020/1489
Attachments: PNHA submission on 8 Forest Rd Warriewood.pdf;

The General Manager
Northern Beaches Council
Dear Sir

Please accept the attached PNHA submission on the proposed development at 8 Forest Road Warriewood, DA 2020/1489

Yours sincerely

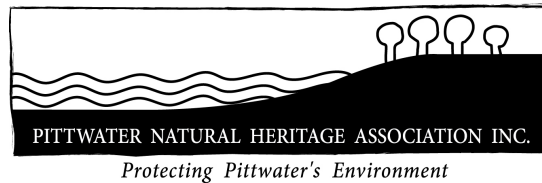
David Palmer OAM
Secretary

Pittwater Natural Heritage Association



for the latest news!





3 February 2021

The General Manager
Northern Beaches Council

Dear Sir

Submission on proposed development at 8 Forest Rd Warriewood, DA2020/1489

Pittwater Natural Heritage Association would like to comment on the perimeter road around the proposed development on the northern R3 zoned land and its effect on the southern RU2 zoned land. We note that the subdivision plan submitted by the proponent shows that the perimeter road around the R3 land encroaches on the southern RU2 zoned land which is not subject to this development application.

The RU2 Rural Landscape zoning states that roads are permitted with consent, but to our knowledge consent has not been given for this use on the RU2 land adjacent to the R3 land where it is proposed that development is to occur. Therefore, it is our understanding that a road or part of a road cannot be constructed on this land until a development application has been lodged and consent given.

This RU2 land is valuable bushland which, in our view, should have been included in Ingleside Chase Reserve. We believe that the RU2 Rural Landscape zone which has been applied to the land is inappropriate and is inconsistent with the findings of the Ingleside/Warriewood Urban Land Release Draft Strategy.

In the planning strategy prepared in the 1990s for the Ingleside /Warriewood urban land release the land currently zoned RU2 is included in Sector 26 which mainly comprises what is now known as Ingleside Chase Reserve. The report classes Sector 26 (on the Development Capability Map) as high conservation value with minimum development capability. The principal land use is specified as Conservation (page vii). This is consistent with an E2 Environmental Conservation zoning as has been given to Ingleside Chase Reserve. In spite of this, the land has been zoned RU2 which permits with consent: child care facilities, Industrial retail outlets, rural industries, roads and many other uses which we believe are clearly unsuitable for this land.

To build dwellings on this land, with the required Asset Protection Zones, would require massive destruction of trees and understorey. Further, the land has high biodiversity value, similar to Ingleside Chase Reserve. *Angophora costata*, *Casurina torulosa* and Turpentine are just some of the tree species on the site. It should be noted that *Casurina torulosa* is a feed tree for the threatened Glossy Black-cockatoo. There are also tree hollows which are becoming scarcer in the Northern Beaches with increased development causing loss of bushland.

For the above reasons, Pittwater Natural Heritage submits that if part of the southern RU2 zoned land is to be used for a road, that this should only happen after a DA has been submitted and approved, and if it is approved then as a condition of consent the remainder of the RU2 land be considered an offset and gifted to Northern Beaches Council to be added to Ingleside Chase Reserve, where we believe it belongs.

Yours sincerely

David Palmer OAM
Secretary
Pittwater Natural Heritage Association