



**Proposed Council Conservation Zoning
changes are coming**

CAN YOU LIVE WITH THEM?

**To find out more
THE PLANNING FORUM ON SUNDAY OCTOBER 16
4pm Mona Vale Memorial Hall**

Northern Beaches Council is proposing to rezone around 3,600 properties in Pittwater ward from the existing Conservation C4 (Environmental Living) zone to Residential (R) zones.

Is this a good strategy for the protection of our area? Or could this mean

- 1] a risk of inappropriate development activity with additional uses permissible in the R zones including medium density housing, town houses and senior housing development
- 2] a possibility that the state's housing policy applies to the new R zones neighbourhood scenic value disrupted on a bigger scale
- 3] intrusion into green space and habitat corridors – without enough consideration of buffer size loss of tree canopy, habitat, residential amenity and environmental quality
- 4] increase in land slip issues without enough consideration to it being one of our major hazards in Pittwater
- 5] a mismatch between landscape and zonings criteria due to insufficient physical inspections
- 6] a compromise in the preservation of our green corridors not aligned with councils own local strategy "towards 2040" with many affected properties backing onto or near reserves, parks, waterways, and lagoons.

Is there a strong argument for an increase in conservation zoned land and to see all existing conservation C4 lands retained along with establishing a foreshore scenic protection area from shoreline of waterways to ridge?

Let's be good caretakers and keep the Northern Beaches beautiful for our Grandchildren to see. So attend the Forum. Make a Submission.

See: <https://yoursay.northernbeaches.nsw.gov.au/planning-ezones>