

Urban Design Referral Response

Application Number:	DA2020/0552
Date:	04/08/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 2615 DP 752038 , 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

Officer comments

The proposal seeks approval for a scheme revised (DA 2018/1667) in accordance with the recommendations of the Northern Beaches Local Planning Panel (NBLPP) on the grounds that insufficient information was provided to properly and fully assess the environmental impacts as a result of the RFS prescribed Asset Protection Zones (Section 4.15 (1)(a) of the Environmental Planning and Assessment Act 1979 (NSW)) and inconsistency with Clause 12(1)(a) of the Warringah Development Control Plan 2011, in particular the following clauses;

- Clause E2 Prescribed Vegetation;
- Clause E5 Native Vegetation;
- Clause E6 Retaining unique environmental features; and
- Clause E7 Development on land adjoining public open space.

And that the required revisions would substantiate a significantly different proposal.

As a result of the application of the required 85m APZ setback the revised scheme proposes moving the communal activity centre further to the east with the provision of a landscaped open space including spaces for varying levels of occupation and interaction with the natural environment and mediates the transition between built form and the natural bushland setting adequately.

Urban Design is satisfied with the revisions and is therefore supportive of the proposal.

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.