

Landscape Referral Response

Application Number:	REV2021/0006
Date:	29/03/2021
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 2615 DP 752038 , 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The review application relates to the refused development application under DA2020/0552 for the demolition of existing buildings, tree removal and the construction of 24 Independent Living Units under SEPP (Housing for Seniors or People with a Disability) 2004.

An alternate Landscape Officer has undertaken the landscape assessment of the review application REV2021/0006.

The design of the development has not been altered as part of the review request as the reasons for refusal state that the information provided within the submitted Biodiversity Development Assessment Report (BDAR) was insufficient to determine the extent of impact on the Manly Warringah War Memorial Park, including the required Asset Protection Zone.

Further, the assessment of the development against the relevant planning instruments remains identical to that which is carried out in the Statement of Environmental Effects lodged with DA2020/0552.

Landscape Referral raise no objection to the landscape proposal, and the conditions of consent under DA2020/0552 are appropriate with no other additional nor amendments required to the conditions.

The proposal is therefore supported.

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

Recommended Landscape Conditions:

Nil.