

Landscape Referral Response

Application Number:	DA2022/1530
Date:	25/01/2023
Proposed Development:	Demolition works and construction of housing for seniors or people with a disability
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 9 DP 737255 , 171 Forest Way BELROSE NSW 2085

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 proposal is not supported with regard to landscape issues.

Council's Landscape Referral section has assessed the application against WLEP2000 including Appendix B Locality B2 Oxford Falls Valley.

Please provide a plan that outlines the canopy spread of all trees (proposed and to be retained) at maturity as a comparison to the site area. It is noted the Bushfire Report outlines that the site will be maintained as an IPA and as such 15% canopy coverage is permissible. The tree replacement shown in the landscape proposal is supported; however, the inclusion of a mature canopy spread plan will highlight whether or not this is an acceptable proposal in terms of bushfire management, and will assist in further assessment of the application.

It is noted the property falls within the Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and tree removal is proposed within this area. This specific matter is deferred to Council's Bushland & Biodiversity Referral team, and Landscape Referral can continue the assessment after Bushland and Biodiversity have assessed the application.

The proposal is therefore unsupported.

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

Recommended Landscape Conditions:

Nil.