

Landscape Referral Response

Application Number:	DA2023/1763
Date:	19/12/2023
Proposed Development:	Construction of a warehouse and distribution centre with associated office, including tree removal
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 502 DP 875858 , 4 Minna Close 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

AWAITING REVIEW by Council's Bushland and Biodiversity Referral.

The property is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values mapping.

Any removal of native vegetation from within the mapped areas will trigger the Biodiversity Offset Scheme (BOS). Under the BOS, applications for development or clearing approvals must set out how impacts on biodiversity will be avoided and minimised. The residual impacts that cannot be avoided or minimised must then be offset, as detailed within the Biodiversity Development Assessment Report (BDAR).

This matter shall be deferred to Council's Bushland and Biodiversity Referral for determination and subsequently Landscape Referral are unable to continue the assessment.

The Landscape Plans and Arboricultural Impact Assessment report submitted is noted, however shall not be assessed at this stage subject to the outcomes of the BDAR as assessed by Council's Bushland and Biodiversity Referral.

Note: auto-generated comment below shall be disregarded:

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.