

Landscape Referral Response

Application Number:	Mod2025/0420
Date:	13/08/2025
Proposed Development:	Modification of Development Consent DA2024/0492 granted for neighbourhood title subdivision comprising of 13 lots and new road access
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 524083 , 21 A Warili Road FRENCHS FOREST NSW 2086 Lot 1 DP 1298188 , 49 Blackbutts Road FRENCHS FOREST NSW 2086

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 application is for modification of development consent DA2024/0492 as described in reports and as illustrated on plans.

The modification includes:

- Remove 18 trees within Lots 6-8 nominated for retention in the development consent, to facilitate the delivery of essential civil works; and
- Provision of an ancillary retaining wall for landscaping works at Lots 9-13.

As noted in the Statement of Modification, the proposed tree removal is to enable essential civil works, including bulk earthworks and drainage infrastructure necessary to service the site, and the removal of the following trees is unavoidable due to direct conflicts with critical infrastructure and civil engineering requirements: T57, T59, T83, T84, T85, T86, T88, T89, T91, T96, T97, T98, T99, T100, T103, T104, T105, and T106. The following documents are reviewed by Landscape Referral in consideration of the proposed modification: Arboricultural Impact Assessment Report dated 21 July 2025; and Civil Engineering Works Plans prepared by Enspire.

Landscape Referral recognise that the civil works as identified result in unavoidable major impacts to the existing trees and removal is necessary. Condition 17. Tree Removal within the Property shall be amended.

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Modify 17. Tree Removal Within the Property

This consent approves the removal of existing prescribed trees on the subject site as listed below:

- a) T7, T71, T72, T74 (*Corymbia maculata*), T10 (*Corymbia gummifera*), T60 (*Magnolia soulangeana*), T64, T81, T120 (*Callistemon viminalis*), T75 (*Livistona australis*), T77 (*Banksia integrifolia*), T79 (*Backhousia citriodora*), T82 (*Yucca*), and T121 (*Acacia decurrens*),
- b) T57, T59, T83, T84, T85, T86, T88, T89, T91, T96, T97, T98, T99, T100, T103, T104, T105, and T106, as listed in the Arboricultural Impact Assessment Report dated 21 July 2025,
- c) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.