

Landscape Referral Response

Application Number:	Mod2025/0143
Date:	03/04/2025
Proposed Development:	Modification of Development Consent DA2023/0743 granted for Alterations and additions to a dwelling house
Responsible Officer:	
Land to be developed (Address):	Lot 7 DP 216410 , 14 Epping Drive 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 modification application includes an addendum to the approved Arborist's Report prepared by Hugh the Arborist.

The Addendum indicates that exempt trees 10, 12 and 13 are to be removed.

No objections are raised to removal of exempt trees.

The SEE suggests amendment to Condition1 to address the Modification of approved.

The SEE indicates replacement of the original Arborist report:

			2023
Arboricultural Impact Assessment	/	Hugh the Arborist	11 April 2023
Bushfire Report	/	Bushfire Planning &	14

with the Addendum Report:

Arboricultural Impact Assessment	-	Hugh the Arborist	5/2/2025
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As the Addendum is simply a letter indicating exempt trees 10, 12 and 13 are to be removed, it is recommended that the original Arborist's report not be deleted from Condition 1, but rather that the Addendum be added to Condition 1.

It is also recommended the Condition 19 be updated to clarify that exempt trees do not require Council

consent.

19. Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees within the site not approved for removal, including trees and vegetation nominated for retention on the approved Plans,*
- ii) all trees and vegetation located on adjoining properties,*
- iii) all trees and vegetation within the road reserve.*

Note: Exempt trees do not require Council consent for removal.

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.