

Landscape Referral Response

Application Number:	Mod2023/0617
Date:	13/12/2023
Proposed Development:	Modification of Development Consent DA2021/0212 granted for demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision.
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1258355 , 5 Skyline Place 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 to development consent DA2021/0212.

Changes to the pedestrian entry points along Skyline Place may impact existing trees to be retained, and in particular the pedestrian entry adjacent to the northern boundary which appears to have been widened. The widening will likely impact tree 71. Furthermore, it appears tree 70 may have been removed. Please provide an amended Arboricultural Impact Assessment (AIA) that references the current design and identifies any/all impact to trees that are shown to be retained and/or required to be retained under development consent DA2021/0212. The AIA shall also confirm if tree 70 has been removed.

Landscape Referral can continue their assessment upon receipt of an amended AIA.

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.