

Landscape Referral Response

Application Number:	DA2023/1536
Date:	26/02/2024
Proposed Development:	Alterations and additions to a Place of Public Worship (Bahai Temple)
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Part Lot 52 DP 1152609 , 173 Mona Vale Road INGLESIDE NSW 2101

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

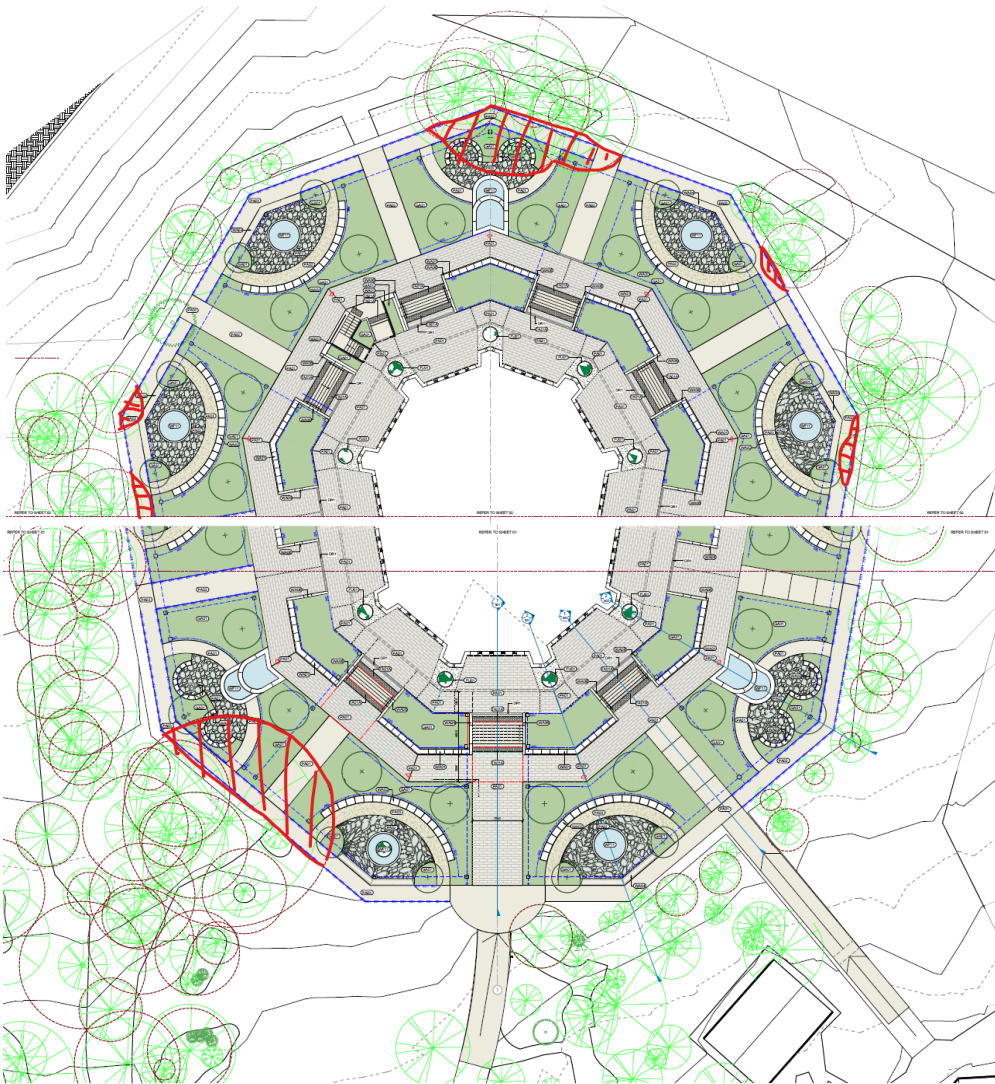
The proposal is not supported with regard to landscape issues.

Additional Information Comment 26/02/24:

The Arboricultural Impact Assessment (AIA) is noted.

Impact assessment is required for all trees within 5 metres of the proposed works. Many trees may suffer tree protection zone encroachment which has not been identified or discussed in the AIA. These works include, but are not limited to, fill (and associated batters as seen in section 2 and 4), construction of paths, construction of walls, stormwater drainage lines etc. The Arborist shall assess the impact to all trees within 5 metres of the works and provide comments so the appropriate tree protection measures can be implemented. If the Arborist does not foresee any impact to these trees, this shall be outlined in the AIA.

For example (potential tree protection zone encroachment areas):



Landscape Referral can continue their assessment upon receipt of further information.

Original Comment:

Works are proposed within 5 metres of existing trees. Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees, irrespective of property boundaries, requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures.

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.