

Landscape Referral Response

Application Number:	DA2023/1536
Date:	08/11/2023
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.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the Pittwater 21 DCP controls.

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.

Landscape Referral can continue their assessment upon receipt of an Arboricultural Impact Assessment.

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.