

Landscape Referral Response

Application Number:	DA2024/1800
Date:	17/04/2025
Proposed Development:	Construction of a sea retaining wall and use of existing sea retaining wall
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 122 DP 12749 , 55 Robertson Road SCOTLAND ISLAND NSW 2105

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 seeks consent for: Construction of a sea retaining wall and use of existing sea retaining wall

The construction plan provided indicates an engineered solution to stabilising the land at the waterfront on a fairly steep site.

The site is noted to be within the C4 Environmental Living Zone.

Zone C3 Environmental Management

1. Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.
- To ensure the continued viability of ecological communities and threatened species.

As such, the works need to address the natural character and features of the area and not be visually prominent.

Materials and revegetation of the disturbed slopes above the works and integration of the second wall into the landscape will form important components of retaining the desired character of the area.

The plans provided indicate a relatively large structure above the existing sandstone wall, some 2.7m

in height and extending 4m into the slope.

No landscape plan was sighted with the documents provided, though the SEE indicates that planters 600mm wide and 600mm deep are proposed along the front of the new wall. Fig. 1 below indicates the relative scale of the wall and proposed planters. It is evident that the planters would be insufficient to provide for integration into the natural landscape and reduce visual prominence.

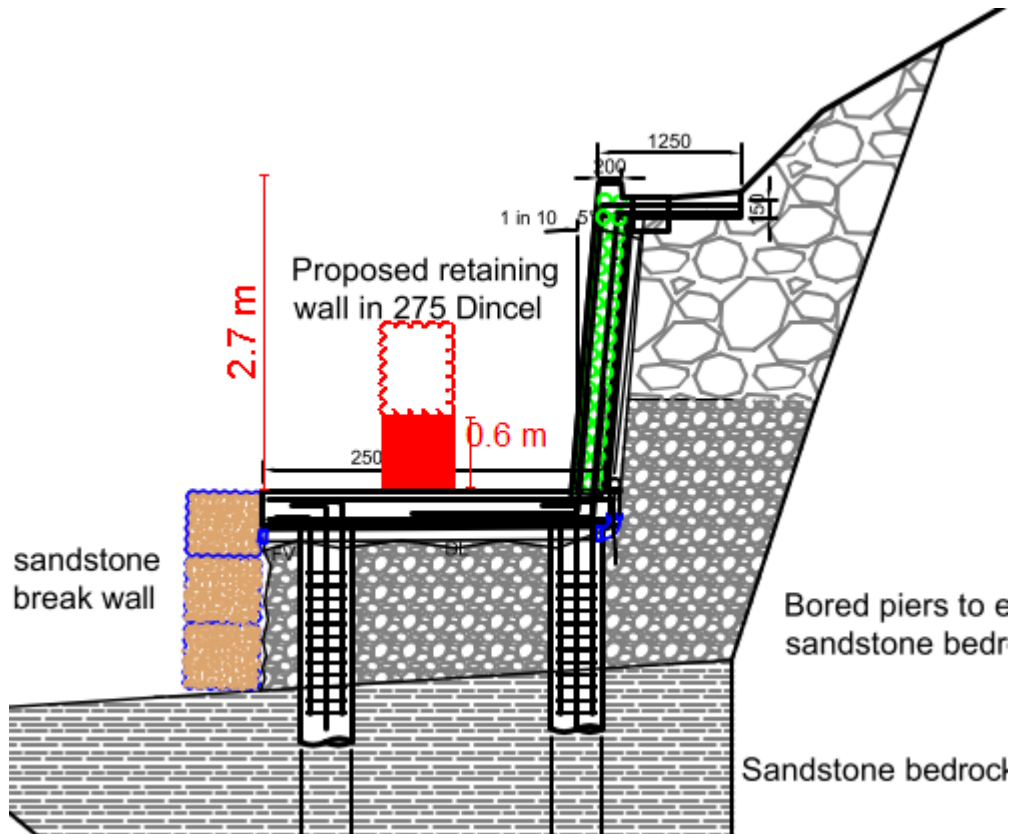


Fig. 1 - Annotated section indicating wall height and planter size.

Further information is required detailing native planting to stabilise the slope above and below the wall with incorporation of natural materials to reflect the coastal foreshore character of the area. It is recommended that a landscape plan prepared by a qualified landscape architect be provide to address the current shortcomings of the proposal in terms of landscape integration.

At this stage the proposal is unable to be supported regarding landscape issues.

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.