

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2023/1529
<b>Proposed Development:</b>	Construction of a retaining wall
<b>Date:</b>	07/11/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 122 DP 12749 , 55 Robertson Road SCOTLAND ISLAND NSW 2105 Lot LIC 543750 , 55 Robertson Road SCOTLAND ISLAND NSW 2105

### Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore

And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

### Officer comments

No concerns are raised with the lower sandstone block break wall; however, the upper concrete 275 Dintel wall will be visually dominant when viewed from the waterway at approximately 2.5 metres in height. PDCP D8.11 states "*Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials*" and D8.16 states "*Colours and materials recede into a well vegetated natural environment... To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component... Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve*" and "*Screen planting shall be located between structures and boundaries facing waterways... The development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment*". It can be appreciated that an engineering solution is required, but the solution needs to be sympathetic to the landscape character of the area and comply with the outcomes and controls of the PDCP.

The Statement of Environmental Effects states "*it is intended to install trees on the retained section, along the length of the proposed ancillary retaining wall, to ameliorate visual impacts from the waterway*" and "*The north face of the proposed ancillary retaining wall will be lined with a sandstone product or flagstone*". To allow for an accurate assessment all design elements shall be shown on the plans, particularly when they may help to satisfy the controls and outcomes of the PDCP. The plans show 2.5 to 3 metres of massed concrete between the sandstone block break wall and the Dintel wall; further thought shall be given to how landscaping can be integrated at the lower level in order to soften the proposed 2.5 metre high wall when viewed from the waterway.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Parks, Reserves and Foreshores Conditions:

Nil.