

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1800
Proposed Development:	Construction of a sea retaining wall and use of existing sea retaining wall
Date:	23/01/2025
To:	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 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

The application seeks consent for the continuing use of an existing, unlawfully constructed sea retaining wall (lower tier), as well as the proposed construction of a new (upper tier) section of the wall.

No concerns are raised with the lower sandstone block break wall that is already constructed, however the upper concrete wall will be visually dominant when viewed from the waterway at approximately 2.5 metres in height. Pittwater DCP 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 the following outcomes that are required to be achieved: "colours and materials recede into a well vegetated natural environment"; "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"; "screen planting shall be located between structures and boundaries facing waterways"; and "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 and waterway character of the area and comply with the outcomes and controls of the Pittwater DCP, which shall also be consistent with the mapping of the lower slopes as Biodiversity Values, such that a landscape buffer is required to the landscape and waterway character of the foreshore, and in particular the outcomes as listed above for selection of materials and for screen planting is to be demonstrated.

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 Pittwater DCP. The plans show 2.5 to 3 metres of massed concrete between the sandstone block break wall and the Dintel wall, and further consideration shall be given to how planting can be integrated at the lower level in order to soften the proposed 2.5 metre high wall when viewed from the waterway, including the consideration of the retaining structures as two separate structures with a landscape buffer in between.

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.