

12th May 2025

The CEO
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Anaiis Sarkissian – Planner

Dear Anaiis,

**Development Application DA2025/0136
Supplementary Statement of Environmental Effects/RFI response
Construction of a boatshed, waterway access stairs and landscaping
60 Hudson Parade, Clareville**

Reference is made to Council's additional information request of 9th April 2025 in which a number of issues were raised in relation to the development as submitted. This submission represents a considered response to the issues raised and is to be read in conjunction with the following amended / additional plans and documentation:

- Architectural plans, dated 12th May 2025, prepared by Bennett Murada Architects.
- Updated Arborist Report prepared by Martin Peacock Tree Care.
- Heritage support letter prepared by Ruth Daniell.
- Updated Stormwater plans prepared by NB Consulting
- Updated Landscape plans prepared by Pangkarra

The amendments can be summarized as follows:

- A reduction in the size and footprint of the boatshed to provide for the retention of all trees including Tree 17 which is now correctly located on plan.
- A reduction in excavation.
- Landscaped area retained (based on the surveyed "Title" site area of 1,239m²).

We respond to the issues raised as follows.

1. Council's Landscape Officer

Response: We confirm that the plans have been amended to provide for the retention of Tree 17 such that the extant stand of Spotted Gum Forest is protected, with excavation now reduced in the area around the trees and footprint located outside the 2 metre "exclusion" zone. That said, we do note that trees (15, 16 and 17) as identified in the previous and current arborist reports as being severely compromised in terms of their health, lifespan and condition. We note that all structures and associated excavation (including drainage) are now located at least 2 metres from all existing trees as detailed within the accompanying updated arborist report which incorporates additional root mapping.

We also confirm that landscaped area has been retained through a reduction in hard paved areas between the dwelling and boatshed to be consistent with the previously approved landscaped area (based on the surveyed "Title" site area of 1,239m²). In this regard, we note that the previous landscaped area calculations were based (and approved) on a site area measured from mean high-water mark rather than the titled area of the allotment as currently and correctly nominated.

We disagree with Council's landscape officer that the removal of the section of formalized pathway on the at-grade portion of the site restricts safe access, noting that such informal landscape access treatments are regularly accepted by Council were facilitated by relatively flat topography and in circumstances where they do not form the primary pedestrian access to the property.

The stormwater plans have been amended to relocate the stormwater line on the Southern side of the proposed boatshed with an outlet to Pittwater. As no major tree roots have been detected during the tree root mapping the excavation for this pipework will have no impact on the existing trees or their root systems.

Finally, we confirm that the relocation of the proposed boat shed to the north-west corner of the site has been investigated have regard to the balance required in ensuring that the boat shed is located in a location which not only affords the retention of existing Spotted Gums but importantly does not compromise the heritage significance of the existing Bruce Rickard dwelling house located on the subject allotment. In this regard, we rely on the commentary contained within the accompanying heritage support letter prepared by Ruth Daniell which contains the following conclusion:

In my professional opinion, the setting of the house, its expanded curtilage and the architectural design principles of Bruce Rickard where architecture is integrated with nature are best respected and

maintained by the amended smaller boatshed design and the location of the boatshed in the south-west corner of the site.

In this regard, the consent authority can be satisfied that the amended design and location of the boat shed in the south-west corner of the site not only provides for the retention of existing Spotted Gums but also ensures that the heritage significance of the Bruce Rickard house and its landscaped curtilage is not compromised.

We are also of the opinion that a boat shed located in the north-west corner of the site will be more visually prominent as viewed from the water as it will not be nestled back into the topography of the land where its green roof will enable it to you blend into the vegetated escarpment beyond and where it is likely to impact on the visual amenity of the northern adjoining property which currently enjoys unobstructed views across the north-western corner of the subject site towards Pittwater.

These concerns have been appropriately resolved.

2. Council's Biodiversity Officer

Response: As previously indicated, the plans have been amended to ensure the retention of all existing Spotted Gums subject to the adoption of the recommendations contained within the accompanying updated arborist report.

These concerns have been appropriately resolved.

3. Council's Parks, Reserves and Foreshores Officer

Response: As previously indicated, the plans have been amended to ensure the retention of all existing Spotted Gums subject to the adoption of the recommendations contained within the accompanying updated arborist report. The consent authority can be satisfied that the proposed boat shed satisfies the clause 7.8 Limited development on the foreshore area contained within Pittwater LEP.

These concerns have been appropriately resolved.

4. Landscaped Area

Response: As previously indicated, landscaped area has been retained through a reduction in hard paved areas between the dwelling and boatshed to be consistent with the previously approved landscaped area (based on the surveyed "Title" site area of 1,239m²). In this regard, we note that the previous landscaped area calculations were based on a site area measured from mean high-water mark rather than the titled area of the allotment as currently and correctly nominated.

The proposal now provides for the retention of all significant foreshore vegetation with the design and location of the proposed boat shed maintaining the significance of the existing Bruce Rickard house and its curtilage. The existing dwelling house will continue to sit within a landscaped setting with the proposed landscaping both qualitatively and quantitatively compliant with the outcomes of the landscaped area control.

These concerns have been appropriately resolved.

We trust that this submission comprehensively addresses the issues raised and will enable the favorable determination of the application.

Please do not hesitate to contact me to discuss any aspect of this submission.

Yours faithfully

BOSTON BLYTH FLEMING PTY LIMITED



Greg Boston

B Urb & Reg Plan (UNE) MPIO

B Env Hlth (UWS)

Director

Issued via email - Anaiis.Sarkissian@northernbeaches.nsw.gov.au

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| Cc | Oliver & Nicola Hartley | Owners | by email |
| | Debs Colebrook | Brooklane | by email |
| | Sarah Canavan & John Wilkin | BMA | by email |

Encl. Revised drawings prepared by Bennett Murada Architects
Updated Arborist Report prepared by Martin Peacock Tree Care (Level 5 Arborist)
Heritage Support Letter prepared by Ruth Daniell Heritage Consultants
Updated Stormwater Concept Plans by NB Consulting
Updated Landscape Plans by Pangkarra