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**From:** [REDACTED]  
**Sent:** 21/11/2023 4:59:30 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** RE: Mod2023/0554 (316 Hudson Parade Clareville) - Request to redact identifying details, or to remove my submission from the public website.  
**Attachments:** letter.pdf; Objection to Boat Ramp to 316 Hudson Pde Clareville 06 November 2023.pdf; Objection to Boat Ramp to 316 Hudson Pde Clareville redacted 06 November 2023.pdf;

Dear NBC,

In relation to my submission re: Mod 2023/0554 (attached) and Council's notice (attached).

I respectfully request that my submission NOT be made publicly available on Council's website, unless my name and address details are firstly redacted (copy of redacted version attached).

Kind regards

[REDACTED]

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**From:** noreply@northernbeaches.nsw.gov.au <noreply@northernbeaches.nsw.gov.au>  
**Sent:** Tuesday, November 7, 2023 8:33 AM  
**To:** [REDACTED]  
**Subject:** Submission Acknowledgement Letter

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]

**RE: Mod2023/0554 (316 Hudson Parade Clareville)**

Please find attached an acknowledgement of your submission to Northern Beaches Council.

Thank you,

## Northern Beaches Council

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### Northern Beaches Council

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northern  
beaches  
council

7 November 2023



Dear Sir/Madam,

**Application No. Mod2023/0554**

**Address: 316 Hudson Parade Clareville**

**Description: Modification of Development Consent DA2020/1762 granted for Demolition works and construction of boatshed, ramp, slipway, jetty & steps**

Council would like to acknowledge receipt of your submission in respect to the subject application.

The matters you have raised will be noted and taken into consideration during the assessment of the application and each matter will be addressed in the assessment report.

Please be aware that your submission will be made publicly available on Council's website, unless otherwise advised by you. Should you wish to monitor the progress of this application, please visit Council's Application Search at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au).

We thank you for your submission and should you have any queries, please do not hesitate to contact Council's Planning Enquiry Officer on 1300 434 434.

Yours faithfully,

**Development Assessment Team**

**SUBJECT: Modifications of Development Consent for Demolition Works and Construction of boatshed, ramp, slipway, jetty and steps – Mod2023/0554**

To Whom It May Concern at Northern Beaches Council,

I write as the owner of [REDACTED] Hudson Parade Clareville and as a resident of Clareville that has lived continuously at this address since 1994. I am a qualified Civil Engineer and during my career I worked for approximately 10 years in various development roles for Sydney Ports Corporation and as a consultant to NSW Maritime.

In relation to the Development Application for 316 Hudson Pde Clareville boathouse,

**I OBJECT to the proposal on the following basis:**

- The boathouse slab footprint encroaches approximately 2m further out from the shore than the previous demolished boathouse in the same location, and as a result pushes the ramp and slipway approximately 10m beyond the average low water mark
- The concrete ramp including slipway is more than 50% greater in mass than the original ramp and slipway of the demolished boathouse in the same location.
- The northern revetment wall at right angles to the shoreline will encroach westward a further 10m (approximately) into the waterway beyond the original end of the northern revetment wall of the previous boathouse in the same location. The impact in my view on the circulation of water north and south of the barrier will be significantly altered to the detriment of the community seeking to enjoy the shoreline at either side of this location.

**SCOPE OF THIS OBJECTION**

For the avoidance of doubt, I would not object to a proposal for a boat house, ramp and wharf provided the proposal:

- impacts the waterway to the same extent as the previous boathouse which had a lighter footprint and intruded less into the waterway.
- is in keeping with the visual amenity of the area
- does not significantly impact the flow of water around the shoreline in the manner that existed prior to the construction of the dincell walls.
- is in similar building form and structure of the majority of domestic boathouses and ramps in Pittwater immediately north and south (i.e. 1km of this location).

**ABOUT THE PROPOSAL**

**Boat House extension and Concrete Ramp**

The proposed boathouse building appears to be about the same size as the original boathouse, is modern in its look and proposed materials.

However, this proposal seeks to extend the floor of the boathouse westwards beyond the wall of the boathouse by a further two metres (approximately), prior to the commencement of the ramp (refer **Appendix 1**).

In speaking to three owners of boathouses on the shoreline of Refuge Cove and Salt Pan Cove (i.e. within 1km of this location) it is clear that over the last 30 years Council has been diligent in limiting

the rights of owners seeking to make improvements to their boathouses. In this regard, the extent of improvements has consistently been restricted to the repair and maintenance of the boathouse, ramps and wharf at their historical location, original condition and character.

In my opinion, the modern design aesthetic of the 316 Hudson Pde Boat House is not in keeping with the majority of boathouses on Pittwater within 1km either side of this location. It is designed to stand out, rather than be in keeping with its surrounds. Furthermore, the two metre extension of the floor beyond the boathouse, together with the concrete ramp structure significantly:

- increases the mass of the overall building envelope when viewing the west elevation (i.e. from the waterway back to land)
- encroaches into the water way across the shoreline both visually and physically in comparison to the historical boathouse and ramp of the original boathouse that was there for the last 30 years before it was demolished.

It will be an eye sore, as the proposal will dominate over the natural bush setting of Pittwater in a way which is more suited to the urban setting of Sydney Harbour.

On this basis:

**I OBJECT** to the extended footprint and modern design patina proposed for the boat house encroaching a further 2m into the waterway above ground, and ask Council to seek an amended design that restricts the extent and form of the boathouse consistent with the previous boathouse in this location, so that the proposal is in keeping with its bushland shoreline surrounds, and maintains the same north and south viewing corridors along the shoreline of the previous boathouse in the same location.

### **Concrete Boat Ramp and North Revetment Wall**

The proposed Boat Ramp is of concrete construction and includes the construction of north revetment wall extending westward at right angles to the shoreline approximately 10m further than the original revetment walls of the demolished boathouse in the same location (refer **Appendix 2**).

The main purpose of the north revetment wall presumably is to protect the concrete ramp structure which encroaches further into the waterway than the previous boathouse ramp in the same location. The ramp extends for the full width of the boathouse (i.e. at least 50% wider than the previous boathouse).

In my opinion, if the boat ramp and revetment wall are constructed in the form proposed, the whole structure will significantly impact the waterflow of the shoreline permanently. That is, the proposed footprint will permanently alter the circulation of water travelling north and southward along the shoreline caused by the longer revetment structure intruding further into the water below the average low water mark than the previous boathouse revetment wall which still exists (as at 6 November 2023).

Permitting this additional 10m encroachment into the waterway in my opinion would create an unwanted precedent of signalling to other owners of boat houses that the Council is becoming more lenient in relation to future development applications for shoreline improvements. In effect to encourage other owners to seek to improve their boathouse zones to the detriment of the community seeking to enjoy the waterway in its current character.

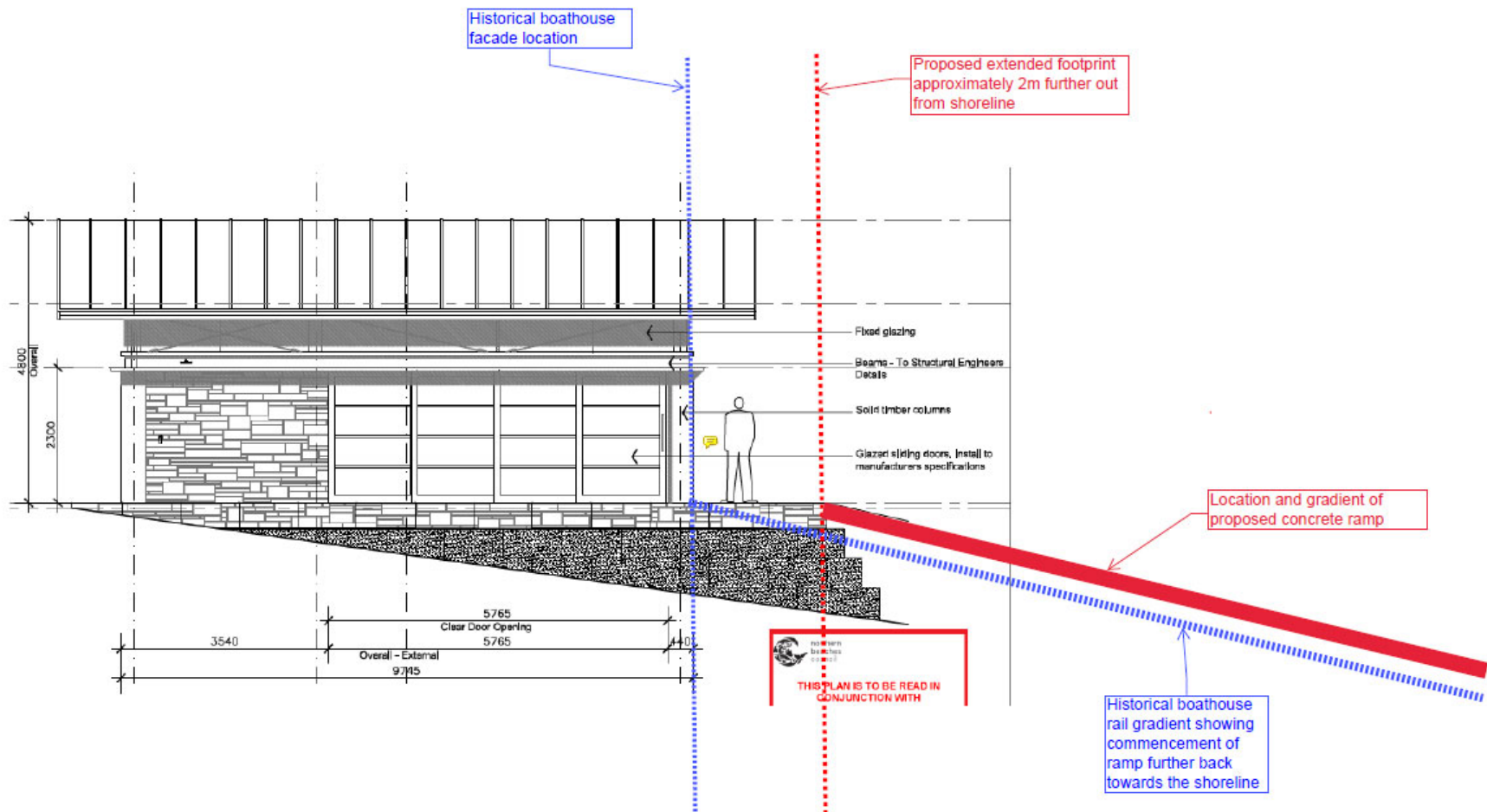
For the avoidance of doubt, this precedent is in my view untenable and unwelcome, as it has the potential to be the catalyst for changing the character of the shoreline of Pittwater from its current bushland feel to the urban patina associated with Sydney Harbour.

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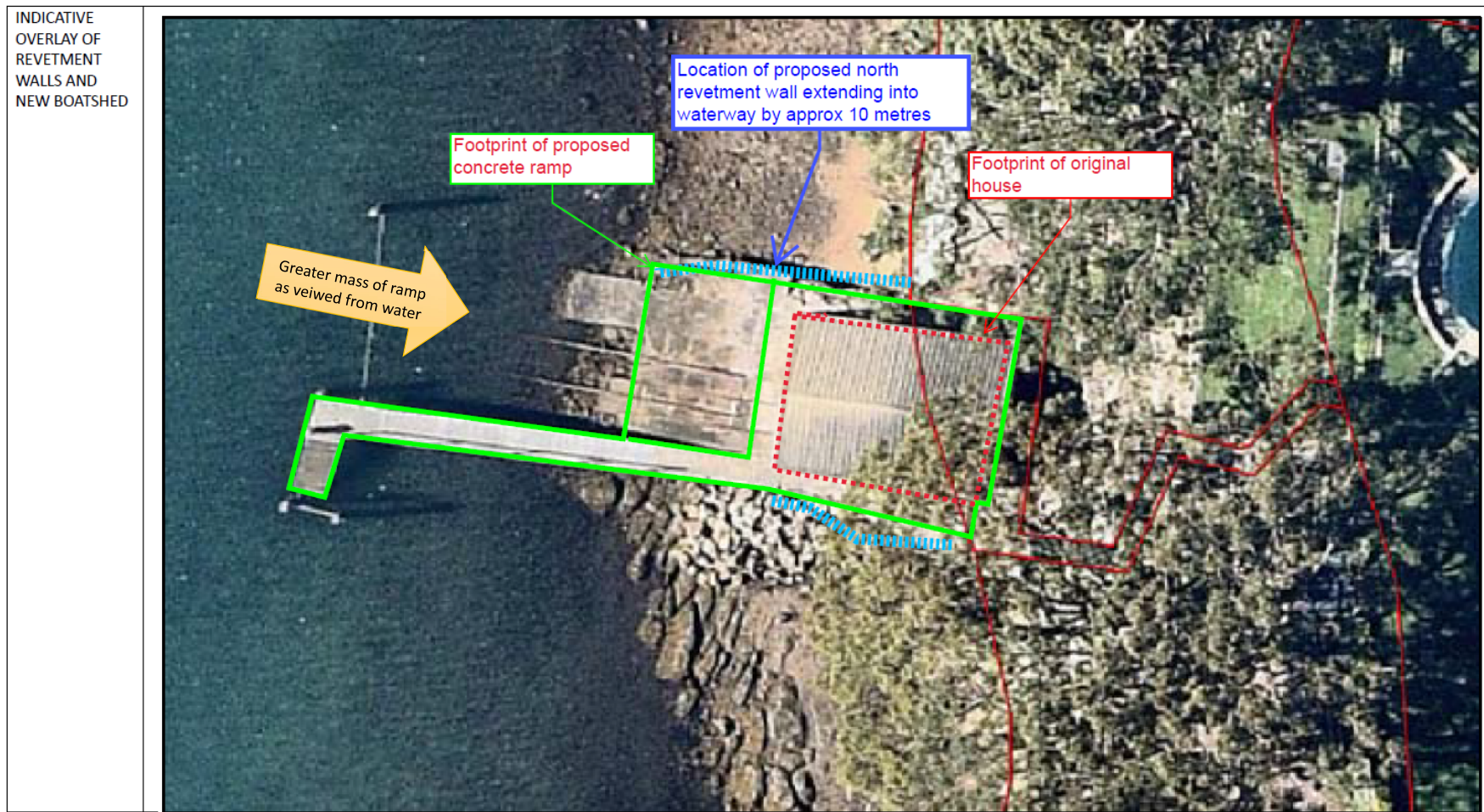
I object to the:

- mass and footprint of the concrete ramp due to its visual impact looking east to the shore from Pittwater i.e. the grey concrete ramp structure will dominate the shoreline rather than blend in with it, and is more suited to the urban setting of Sydney Harbour, than the bushland character of the shoreline of Pittwater.
- location and extent of the north revetment wall on the basis that it will permanently and irreversibly change the north-south water flow along the shoreline. If modelled, I'm certain that Council will find that the position of the north revetment wall will significantly and permanently scour and scar the shoreline in an unprecedented manner in comparison to the other boat ramps, due to the extent to which the wall intrudes across the low water mark.

APPENDIX 1: NORTH ELEVATION OF BOATHOUSE SHOWING HISTORICAL AND PROPOSED LOCATION OF EXTENSION INTO PITTWATER



APPENDIX 2: MARKUP OF PROPOSED BOATHOUSE AND RAMP ON HISTORICAL PHOTO OF ORIGINAL BOATHOUSE





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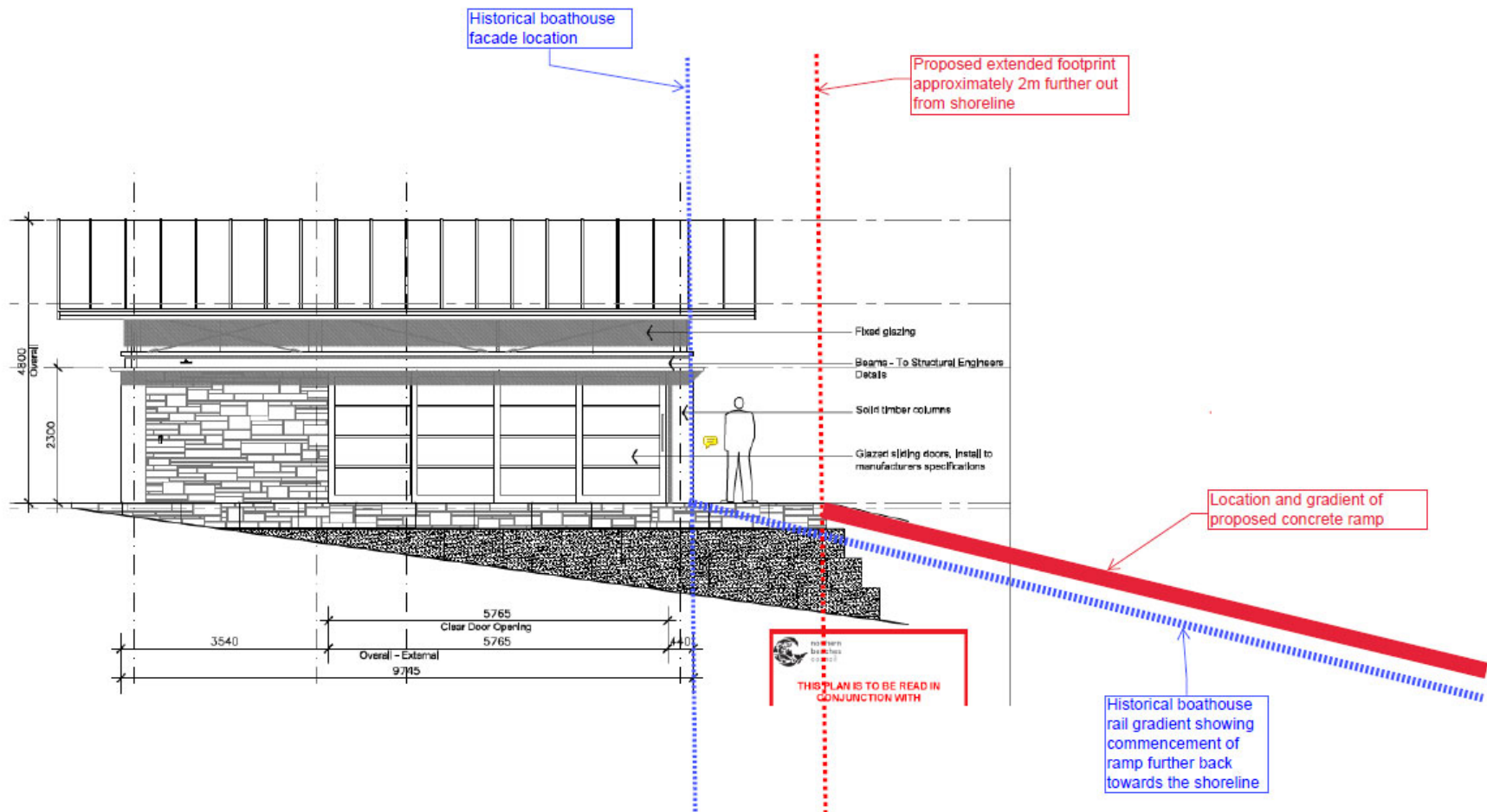
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