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Subject: Online Submission

17/03/2021

MR Samuel Wallrock
318 Hudson PDE
Clareville NSW 2107
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RE: DA2020/1762 - 316 Hudson Parade CLAREVILLE NSW 2107

Dear Sir

We submit the following objection to:

Application No: DA2020/1762

Address: LIC 559656 and Lot 1 & Lot 2 DP 827733 316 Hudson Parade CLAREVILLE

We refer to the above application by Mr Walls to build a new Boatshed, Slipway and Jetty.

These works initially proceeded on the basis of a Complying Development Certificate for "Repairs and restoration of existing Marine structures." The applicant removed the boatshed structure and commenced major earth works on a much-enlarged footprint. The Council issued a stop work order. Following suspension of actions in the Land and Environment Courts Mr Walls, the applicant, was required to set out his plans in a new DA.

The site is now a mess. The "South Beach" has been seriously damaged, notwithstanding the long report prepared for the applicant by Royal Haskoning.

The key point is that we are now dealing with a NEW construction.

- Increasing the size of the solid base below high water mark by some 35% (potentially 50% if the sand stone blocks are approved).
- Utilising substantial concrete and stone construction methods.
- Changing the character of a timber traditional boatshed to a stone and glass open entertainment venue.

Assumptions relating to the original structure are no longer relevant.

All fixed structures, groynes or walls on beaches or waterways are detrimental to the natural environment and the natural sediment and water flows of tides and currents.

- There are many examples of this. In Pittwater on the eastern side the Council is aware of the detrimental impact of the new boat launch ramp in Iluka Rd Palm Beach; the long-term change is clearly evident to Sandy Point in Iluka Rd from the construction of sea walls.
- The Royal Haskoning report also notes that anything such as the solid base of the boatshed acts like a groyne and traps the longshore drift of sand. It also notes that the proposed increase in bulk and scale of the new design increases this effect by some 10%.

All structures in water should acknowledge this and therefore be built on piers. The majority of structures on the Pittwater foreshore are built like that. Approval of all new structures should look to build structures which compliment, enhance and blend with the environment not to reclaim additional land with concrete and fill.

As Mr Walls states on page 5 of the Royal Haskoning Report:

(ii) "The boatshed foundation structure is paramount to the creation and preservation of the beach.....which is in the public interest.

(iii) The former boatshed is completely inundated at King Tides."

(vii) Existing seawalls at the site are in a very fragile state of disrepair. Tides are well over existing sea walls leading to serious undercutting erosion."

Mr Walls is correct. The selection of the foundation to this new structure is PARAMOUNT.

- If piers were selected the natural ebb and flow of water and sediment would not be restricted, and
- The applicant could build his boatshed.

Mr Walls' application proposes to pour more concrete, make the walls higher, enlarge the footprint increasing the permanent physical structure below the high-water mark.

We hear claims daily about the future effects of climate change; more variable weather, bigger storms and rising sea levels. Rather than build larger and more substantial structures in an attempt to hold back the tide isn't it time to work with nature and permit its ebbs and flows?

Council is required to review how new structures are built. Your responsibility is to minimise the negative environmental impact. This should require new structures where possible to permit the natural tide and water action. A boat house on piers, instead of concrete walls, would be a start to this.

Design of the new Boat shed itself

This application for a new boatshed replaces a traditional timber boat shed that was illegally removed. Its structure was traditional in the sense that the main door was as per a garage facing the water with an entrance door on the side with solid timber walls.

This new design is more akin to an entertainment/living space with glass sliding doors on each side as well as a door facing the water. It is also proposing solid stone/concrete walls at the shore end of the structure accentuating the overall bulk and scale of the structure on top of the concrete and stone solid base. It is significantly larger and built upon public land.

We believe this glass and stone structure stated as a "boatshed" is not in sympathy with the Pittwater foreshore and its natural environment and in its current form should be rejected.

We believe there is an alternative approach to the design of the foundations and structure which would:

- Permit the tidal ebbs and flows
- Permit the rebuild of a boathouse more in sympathy with the Pittwater foreshore, and
- Assist in returning "South Beach" to its natural condition for all the public to enjoy.

The local ratepayers and visitors using the beach to swim, paddle and access their moored boats feel that this is a very important decision Council is making for the continued public enjoyment of "South Beach".

Yours faithfully

Sam and Lucy Wallrock