
Sent: 28/11/2022 12:00:18 PM
Subject: Submission 2022/1715 60 Hudson Pde, Clareville

Dear NBC

We are writing to strongly object to the above DA. We understand the official submission date has passed but that submissions are still being accepted.

We fully support the objections provided in submissions by Utz Sandby, J Forrester and G Sheppard.

We strongly object to the bulk, height and scale of this DA, and are particularly appalled at the proposal to construct a non compliant boat house on the foreshore, which necessitates the removal of several significant spotted gums (photo) that are part of at PSGF TEC - among the many other significant trees that are proposed for removal to build a house & boathouse that is extreme in its size & scale, & is unsympathetic to its surrounds. The boathouse should be rejected outright, but if a boathouse must be built then it must be made smaller, entirely compliant, and moved to the opposite side of the block to ensure that these TEC trees are protected. We object to any of the endemic trees being removed for this extreme build.

There are multiple additional non compliance issues as outlined in the submissions by other residents. This proposed DA can easily be compared to the monstrosity that is now 78 Hudson Parade - that has seen many spotted gums removed or killed over the course of that build. As consistently happens, the neighbourhood was not aware of the extent of overreach re that DA. It is simply NOT possible that either of these homes comply with the 60:40 rule. - and if it is found that they technically do, (as the Mayor wrote in a recent email), - then there is obviously something seriously amiss with the planning rules. These are by no means the only problematic DAs. The DA system is being exploited by owner/developers - always to the detriment of the environment.

It is the accumulation of these huge DAs over time, by the entitled few, that destroys the amenity of a loved street, then neighbourhood, then whole peninsula - and dismantles the very qualities that made the owner/developer attracted to the block in the first instance.

The nearby residents & neighbourhood amenity will be greatly affected by the build at 60 Hudson. As will the view catchment from Hudson Parade, by the extra non compliant height, front, side and rear over-development - public views and trees gone forever.

Please reject this DA and ensure absolute compliance - in line with the intent of the Pittwater LEP/DCP - ie without the total reliance on: exemption clauses, 4.6 variations, merit exemptions & planner discretionary powers.

Sincerely
C Baker
Avalon Beach



Significant TEC spotted gums proposed for removal for the non compliant boat house.