
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

24/01/2023

MS Deborah Bibby
88 Hudson PDE
Clareville Beach NSW 2107
[REDACTED]

RE: DA2022/2042 - 90 Hudson Parade CLAREVILLE NSW 2107

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I have viewed and considered the current DA plans submitted for 90 Hudson Parade Clareville. I have concerns, those being:

A] It has been my understanding for the 25+ years that I have lived at Clareville that the jetty at 90 Hudson Parade was always available for public use. Thus I object to the proposed hardwood swing gates to both sides of the boathouse on the access ramp as this is not consistent with the existing licensee agreement of the jetty Page 20 Annexure "B" 86. Jetty - shall be available for public use without interference between sunrise and sunset on any day. Public access should be kept available as per the current agreement and gates should NOT be permitted. Private Wharf signage should also be removed.

B] I am also concerned over the documentation in The Master Set of Plans in regard to 88 Hudson Parade's 'Right of Way' on the Northern Boundary. The plans state the pathway as 915mm, this is NOT the case it is 1030mm (imagery of this measurement 1030mm photographed today 24/1/23 if needed to be provided and has been this width since the right of way has been in existence). This is our wonderful access to the beach with kayaks and other beach equipment. And with reference to Walker submission "...the house is obscenely large for the site..." 90 Hudson Parade was built over its 'allowed' hard surface coverage when rebuilt a number of years ago. I gave a portion of my Western boundary over to their new wall then, enough has been nipped away from 88 Hudson Parade. The Master Set of Plans needs to reflect the correct 'Right of Way' measurements.

C] Pool boundary fence - I completely understand the need for privacy but the height is extreme.

D] The shared driveway with access to Hudson Parade being regraded/rebuilt to make it easier for 90 Hudson Parade to get out needs to take a number of factors into account.

1) The run-off currently works well and I am concerned this change in levels will encourage run-off to head straight for my garage which is at the top of the shared driveway or into the entryway of 92 Hudson Parade.

2) Doing one side of the driveway and continuing across the entire front of the entrance could create a ridge making it impossible for 88's car to get out. Currently, the driveway works well for 88 with no complaints this new level and possible ridge could create a big issue getting in and out. I think a little more communication about this issue would be good before any

approvals.

3) Finally aesthetically the different materials of the current shared driveway work well as it is a 50/50 split. However, the new proposed 'washed aggregate look' in the new 'Master Set of Plans' crosses over into 88 entrance making it very unattractive from a 'street appeal' sense. Again further discussion would be good to sort this out.

I really am always reluctant to make submissions against DA's as I would rather have friendly relations and great neighbours. However, the constant change in new ownership of this particular property in front of me, and the constant building and renovations and requests to take more and more each time requires taking a stand.

Sincerely
Deborah Bibby