
From: [REDACTED]
Sent: 24/01/2023 1:57:19 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission regarding DA 2022/2042 90 Hudson Parade
Clareville NSW 2107

PLEASE NOTE I REQUEST ALL MY PERSONAL DETAILS BE REDACTED FROM THIS SUBMISSION

THIS INCLUDES MY NAME / EMAIL / PHONE NUMBER ETC ETC.

COULD COUNCIL PLEASE CONFIRM THIS WITH ME BY RETURN EMAIL?

Regarding DA2022/2042 - 90 Hudson Parade CLAREVILLE NSW 2107

I am writing in relation to DA2022/2042 concerning proposed works at 90 Hudson Parade Clareville.

Unfortunately, the applicant seems to have chosen not to discuss the DA plans for their property with impacted local residents.

Accordingly, any questions or concerns need to be submitted to council in this manner which seems a pity.

Concern 1 / Proposed fencing off the jetty.

NSW Crown Lands licenses are very clear regarding this matter:

Condition 86 (Jetty): "The jetty permitted by this Licence shall be available for public use and the Licensee will not interfere with the public's use of the jetty during the period between sunrise and sunset on any day, subject to the normal provisions of a Licence".

The proposed fences in the DA would be in breach of this requirement.

If the concern is really people being injured jumping from the jetty at low tide several other options would be available. It is also noted the applicant has already installed a metal ladder at the end of the jetty – which would seem to encourage use. In forty years I have yet to hear of any material accident from this jetty.

It should also be pointed out that in the case of an emergency – for example a boating accident or a fire – the relevant emergency services bodies (or the public for that matter) may potentially need access to this jetty. Fencing it off could be unhelpful and potentially dangerous in this circumstance.

Furthermore the applicant has also attached a floating pontoon and jet ski to the jetty – **(it is unclear if this is a council approved / endorsed addition.)** This is a tidal area and it appears the pontoon rests on the seafloor at low tide. Does this compromise the sea grass or have any other sensitive environmental impacts?

Lastly – the term boat shed seems to have become boat house. Once again the use of a Boat SHED is clear according to the Determination License

"At no time shall the boatshed be utilised or converted to provide for residential habitation. The boatshed must not be used for any other purpose than the storage of small boats and/or boating/marine equipment. The incorporation of any internal kitchen facilities, habitable rooms, shower or toilet facilities are not permitted."

It is unclear how bi fold doors and windows would be necessary to accommodate the approved and intended use of a boat SHED.

How could this possibly be approved?

Concern 2 / The re-profiling of the drive way where it meets Hudson Parade.

The applicant's submission states the following:

"The replacement driveway would be finished with washed aggregate concrete. Levels at the junction of the driveway to No 88 would be maintained to avoid any negative impact to vehicles entering and leaving that property. The proposed works would be subject to detail design by a Civil Engineer prior to implementation"

Should this be approved it would be necessary for Council to closely review the civil engineers plans. The driveway runs between to other property boundaries. Any changes to gradients may well affect storm water run-off and create potential erosion issues.

It is also observed that the driveway in question has been exactly the same for over 40 years and the issue of cars being unable to enter or exit the driveway without incurring some type of damage has never been problematic before now. What has changed now?

Concern 3 / Proposed pool privacy screen and Fencing Works.

Part of the DA includes a STATEMENT OF ENVIRONMENTAL EFFECTS section.

There is a photomontage Figure 8 on page 6 showing a person in scale with the proposed privacy screen for the pool. This appears to be somewhat misleading as the figure appears rather out of scale.

This property has already been very heavily developed to cover the available land and adding yet another fence / privacy screen seems not in keeping with the rest of the properties along the beach front. Perhaps council might suggest a more sympathetic option in terms of the size of this privacy screen that is more in keeping with the surrounding properties. There are NO other similar style fences presently found along the Clareville beach front.

Similarly, the proposed fencing works need to be monitored closely. The applicant's property has two rights of way on either side. One side would seem to be affected by the privacy screen by the pool and the other side appears to being fenced off altogether. Sydney Water owns infrastructure that lies beneath the right of way and free access to this needs to be maintained. While gates are mentioned in the submission it appears unclear if they allow access in accordance with the rules regarding Rights of Way. Further clarification could be important for Council to be satisfied that appropriate access is being provided.

Sincerely....