
From: [REDACTED]
Sent: 25/11/2023 6:03:39 PM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: Submission for application Mod2023/0554
Attachments: Objection to Boat Ramp to 316 Hudson Pde Clareville10046_Kim edit and removed 2 appendix.pdf;

To whom it may concern,


Please find attached our submission for Mod2023/0554 for the modification of development consent DA2020/1762 granted for demolition works and construction of boatshed, ramp, slipway, jetty and steps.

It is please possible to keep this anonymous?

Yours sincerely,

[REDACTED]

[REDACTED]



25 November 2023

To Whom It May Concern,

I write as the owner of [REDACTED] and as a resident of Clareville that has lived continuously at this address since 2014.

In relation to the Modification of Development Consent DA2020/1762, granted for demolition works and construction of boatshed, ramp, slipway, jetty and steps (application number Mod2023/0554).

We object to the proposal on the following basis.

- The dimensions, volume and permanency of the proposed concrete ramp leading from the boat house to X metres below the low water mark, is not in keeping with boat ramps for domestic purposes on Pittwater and is unprecedented.
- This is not a “like for like” replacement of the original boat house structure in its entirety.
- The new dintel walls and proposed structure significantly exceeds the original boat houses footprint and boat ramp.
- The new dintel wall & proposed structure is a significant encroachment on the beach to the south, the rocky foreshore to the north and the Pittwater waterway to the west.
- The new structure is not in keeping with the other hundreds of existing residential boat houses of Pittwater
- The new dintel walls from the time they were erected in October 2018 have had an ongoing, extremely detrimental effect on the beach. These dintel walls were erected in October 2018 without an approved DA.
- The beach and Pittwater are for public/community and the beach has been significantly degraded because of this new development.

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 was:

- in keeping with the visual amenity of the area
- did not significantly impact the flow of water around the shoreline in the manner that existed prior to the construction of the dintel walls.
- in the form and structure of domestic boathouses and ramps in Pittwater
- is a “like for like” replacement of the original boat house.
- is reduced to the “original overall footprint” of the original boat house, ramp and jetty.

ABOUT THE PROPOSAL

Boat House extension and Concrete Ramp

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.

In speaking to other owners of boathouses on the shoreline in Refuge Cove and Salt Pan Cove it is clear that over the last 30 years Council has been diligent in limiting the rights of owners to make improvements. Structures have been limited to being repaired or replaced for 'Like for Like'. In this regard, the extent of improvements have 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. 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 viewed from the north and south elevations
- 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.
- The beach will continue to degrade and we will eventually lose the beach completely.

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, 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.

Concrete Boat Ramp and North Revetment Wall

The proposed Boat Ramp is of concrete construction and includes the construction of north revetment wall extending at right angles to the shoreline (refer to **Evidence of Enlarged footprint** – page 4 - 6).

The purpose of the north revetment wall is to protect the concrete structure. The ramp extends for the full width of the boathouse and appears to include two embedded rails for the full length of the ramp, presumably from inside the boathouse into the water.

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 shoreline which again would create a precedent that is likely to encourage other owners of boat houses on the Pittwater to do the same.

This precedent is untenable and dangerous, 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.

On this basis, I object to the:

- size, volume 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.

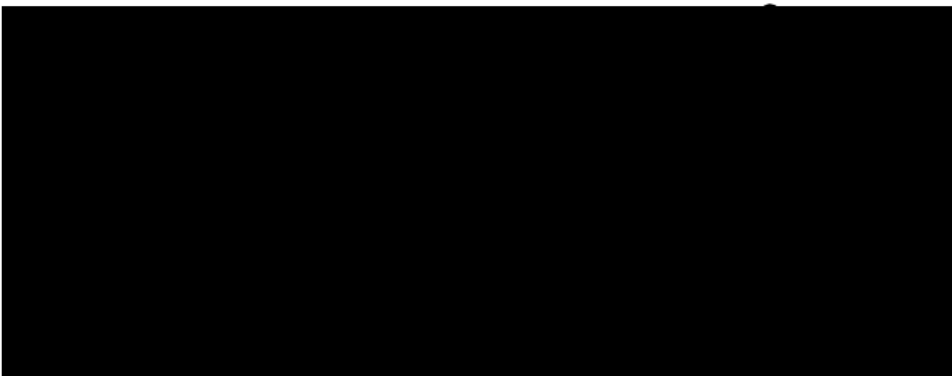
South Beach Public Beach directly to the south

Evidence of erosion of beach (from page 7 - 16) is a timeline of photographs, taken between 2016 and November 2023, showing the significant encroachment of the new dintel walls and increased footprint which has ultimately led to the significant erosion of the beach.

On this basis, I object to the:

- Size, volume and footprint of the new dintel walls and the proposed structure.
- A further increase in footprint in wrapping the exterior of these dintel walls in sandstone block work.
- To losing the public beach

Yours Sincerely,



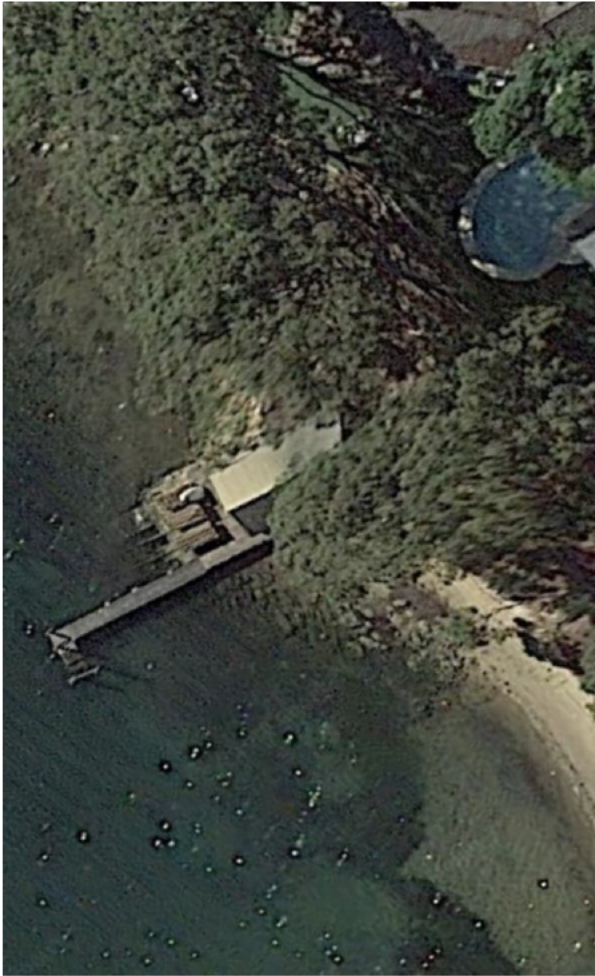


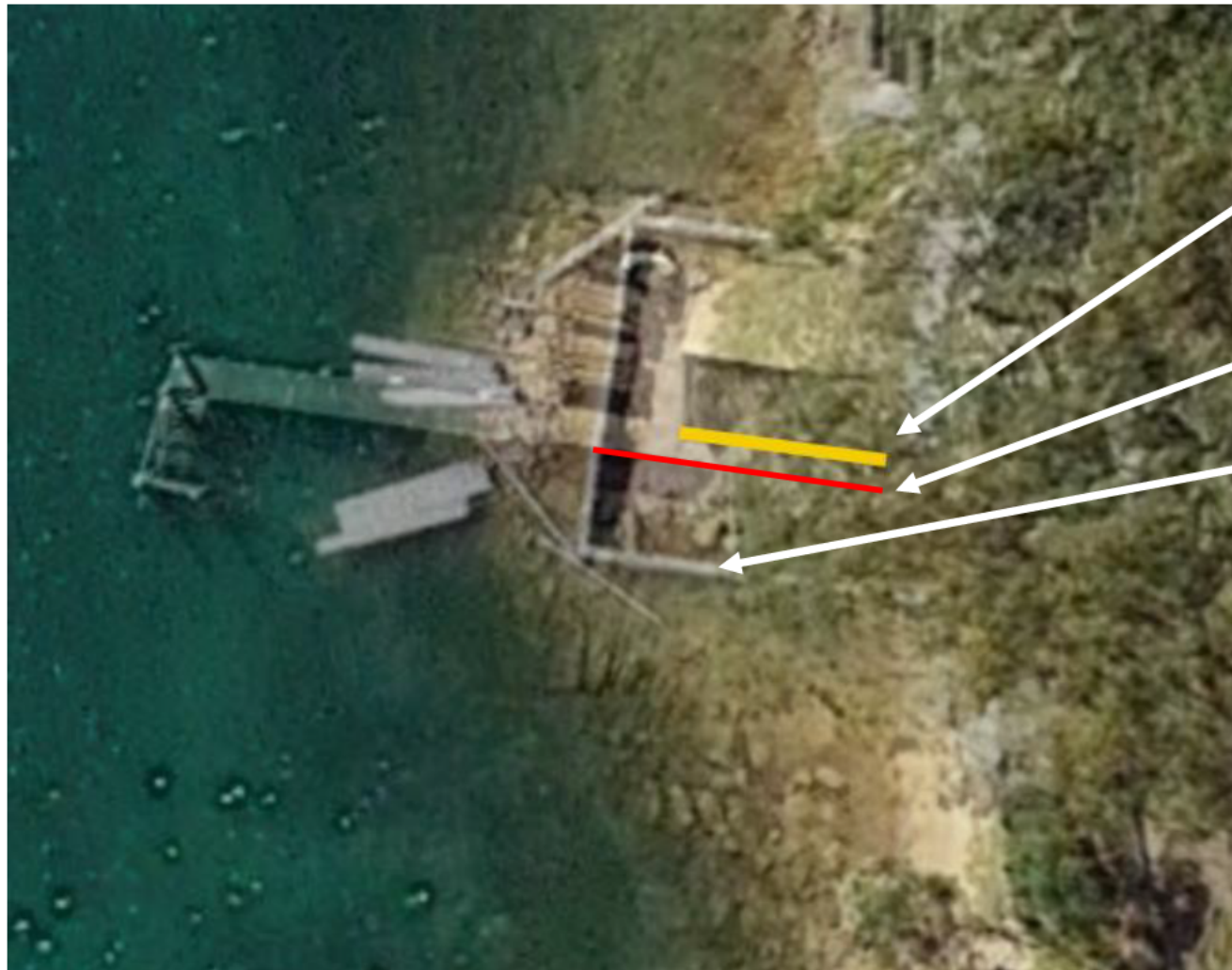
Image A: Google Earth screen shot approx. 2016

Image A shows the original boat house with jetty and jetty pylons.



Image B: Aerial photo 2nd November 2018

The more recent Image B shows the footprint of the new boat house.



Approx. location of original sandstone wall of previous boat house.

Approx. Location of the original sandstone wall

Location of new southern Dintel wall, considerably further south than the original sandstone wall footprint

These images show the southern Dintel wall of the new boat house is significantly further south than the sandstone wall of the original boat house.

Image C: Overlay of Image A and Image

Image C is an overlay of Image A & B, in which you can see the new southern Dintel wall is now in line with the southern two jetty pylons, whereas the southern wall of the previous structure was set back and to the north from these pylons



Image D: Photo taken 8th October 2023.

This photo shows the existing jetty pylons and the new boat house southern wall in line with them



Beach Image 1: Photo taken 9th February 2016

Shows the original boat shed & beach with plenty of sand. Note the sand running high up the highwater mark and into the rocks. Great condition.



Beach Image 2: Photo taken 11th September 2018

Shows the new dintel walls being erected. Note the sand running high up the highwater mark and into the rocks. There are very little rocks showing and the beach is in excellent condition.



Erosion of beach Image 3: Photo taken 11th September 2018

Again showing plenty of sand and very few rocks to be seen.



Erosion of beach Image 4: Photo taken 19th January 2019

Already by January 2019 you can see rapid deterioration of the beach due to the new dintel walls. The sand is being washed away and rocks are being uncovered on the beach. The new dintel walls are have a significant detrimental effect on the beach.



Erosion of beach Image 5: Photo taken 24th March 2019

By March 2019 the beach erosion is clearly evident, the rocks are further and further uncovered as the sand is washed away due to the new dune walls.



Erosion of beach image 6: Photo taken 24th March 2019

By March 2019 the erosion of the beach clearly evident with the rocks creeping further and further south. There are no signs of the beach improving.



Erosion of beach image 7: Photo taken 19th April 2019

By April 2019 you can see that there is now more rocks than sand.



Erosion of beach Image 8: Photo taken 24th April 2020

By April 2020 the beach had not recovered. Sand has continued to be washed away and replaced with uncovered rocks.



Erosion of beach Image 9: Photo taken 24th April 2020

By April 2020 the beach had not recovered. Sand has continued to be washed away and more rocks uncovered.



Erosion of beach Image 12: Photo taken 18^h November 2023

Now in November 2023 the sand continues to be washed away. What was once a beautiful sandy foreshore is increasingly becoming a rocky foreshore. Dangerous to the kids that play on the beach. This gem of a beach in Pittwater is fast being lost and becoming an eyesore just like the new dintel walls.