



northern  
beaches  
council

12 May 2020



Renee M Mitchell, James W Mitchell  
256 Hudson Parade  
CLAREVILLE NSW 2107

Dear Sir/Madam,

**Development Application No: Mod2020/0089 for Modification of Development Consent N0334/16 granted for alterations and additions to existing dwelling garage pool boat shed and associated landscaping at 256 Hudson Parade CLAREVILLE.**

Council has completed an assessment of your application which was received by Council on 04/03/2020 and has a non-compliance that will not allow Council to support the application in its current form.

These matters are as follows:

**Foreshore Building Line**

The proposed deck is inconsistent with the provisions of Clause 7.8 Limited development on foreshore area of the Pittwater Local Environmental Plan 2014.

The approved boat-shed, notwithstanding it being within the Foreshore Building Line specified by Council, was originally approved on the understanding that it was an ancillary structure for waterways recreation on the adjoining waterway and hence a structure that could be tolerated in this location.

The addition of the deck would add visual bulk to the existing structure and create further visual impact when viewed from the adjoining foreshore. The deck is not consistent with the objectives of the foreshore building line, which is to minimise unnecessary private structures that would spoil the setting of the adjoining Pittwater waterway.

**Advice for the Applicant**

Please accept Council's sincere apologies for the delay in this correspondence.

Unfortunately, due to the extent of the issues outlined in this correspondence, Council is in no way able to support the proposal.

Rather than having the application simply refused, you could opt to withdraw the application. A partial refund could be given on the assessment fee if you choose to do this. You will need to inform us of this in writing.

If you have not contacted Council in seven (7) days from the date of this correspondence, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.



Should you wish to discuss any issues raised in this letter, please contact Nick England on 1300 434 434 between 8.30am to 5.00pm Monday to Friday.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Anna Williams'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Anna Williams  
**Manager, Development Assessment**