
Community and Stakeholder Engagement Report

Draft Plan of Management for Lot 2 DP 827733, 316 Hudson Parade, Clareville

Consultation period: 12 January to 3 March 2024

Contents

1.	Summary.....	2
1.1.	Key outcomes	2
1.2.	How we engaged	3
1.3.	Who responded.....	3
2.	Background.....	4
3.	Engagement objectives	4
4.	Engagement approach	5
5.	Findings	5
	Appendix 1 Verbatim community and stakeholder responses*	8

1. Summary

At its meeting of 19 December 2023, Council resolved (Resolution 370/23) that:




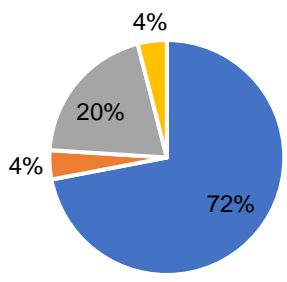

The draft Plan of Management for Lot 2 DP 827733, 316 Hudson Parade, Clareville be placed on public exhibition for a minimum of 42 days with the outcome reported back to Council.

The background to the development of the draft Plan of Management for Lot 2 DP 827733, 316 Hudson Parade, Clareville (draft PoM) is outlined in section 2 of this report.

During the public exhibition period, 50 submissions were received. 36 submissions (72%) supported the draft PoM and comments included, among other things, that it would be good to see the boatshed re-established and the appearance and amenity of the Site improved. 10 submissions (20%) were not supportive of the draft PoM and comments included concerns about public land being licenced for private use and the size and use of the planned boatshed. Based on the review of the submissions received no material changes are proposed for the draft PoM.




This report provides details about the public exhibition of the draft PoM, analysis of the feedback received, responses to key matters arising from the feedback and includes the verbatim responses (Attachment 1).

1.1. Key outcomes




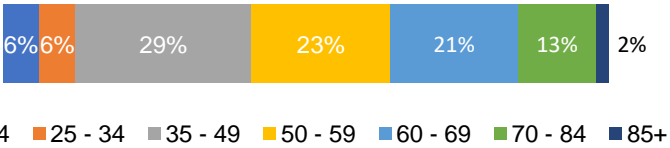
 Total unique responses	50*	
 How responses were received	Submission form Written responses (email/letter)	Completions: 48 Number received: 2
 Support the draft Plan of Management?	 <ul style="list-style-type: none">SupportSupport with changesDon't supportUnsure/Prefer not to say Total responses = 50	
 Feedback themes	<ul style="list-style-type: none">Boatshed will improve aesthetics and reinstate former use.Public land should not be licenced privately.Upholding permitted use.Concern about size of the planned boat shed.Impact on natural environment.	

*Not every respondent made a comment in addition to answering the sentiment question

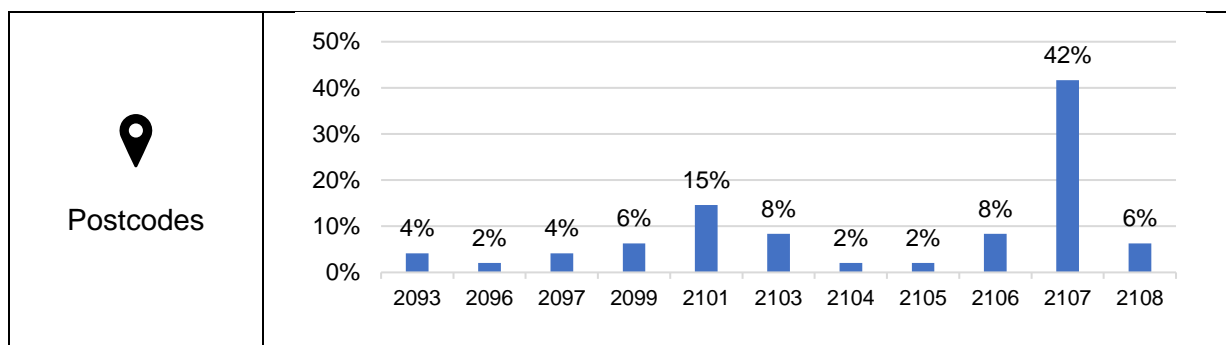
1.2. How we engaged

 <p>Have Your Say: visitation stats</p>	Visitors: 1,138	Visits: 1,417	Average time onsite: 1 min 14 secs
 <p>Print media and collateral</p>	Letterbox drop: 2107 Site signs used: Yes		Distribution: 28 Number of signs: 1
 <p>Electronic direct mail (EDM)</p>	Community Engagement (fortnightly) newsletter: 4 editions Council (weekly) e-News: 1 edition Stakeholder email: <ul style="list-style-type: none"> Owner of Lot 1 316 Hudson Parade, Clareville Clareville and Bilgola Plateau Residents Association 		Distribution: 22,300 subscribers Distribution: 61,500 subscribers Distribution: 2

1.3. Who responded¹

 <p>Gender</p>	 <p>67% 27% 4% 2%</p> <p>Man Woman Prefer not to say Other</p>
 <p>Age groups</p>	 <p>6% 6% 29% 23% 21% 13% 2%</p> <p>18 - 24 25 - 34 35 - 49 50 - 59 60 - 69 70 - 84 85+</p>

¹ Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.



2. Background

The owner of Lot 1 DP 827733, 316 Hudson Parade, Clareville (Lot 1) has applied to enter into a 20 year licence agreement with Council to use an adjoining area of Council owned community land within Refuge Cove Reserve Lot 2 DP 827733 (the Site), for the purpose of constructing and ongoing use of a boatshed (part of the boatshed is to be located on the Site above the mean high water mark) and ongoing use of stairs which provide access to and from the boatshed. This construction is required to be in accordance with relevant development consents including DA 2020/1762. The Site is approximately 58m².

In 1993 a previous owner of 316 Hudson Parade dedicated to Council foreshore land at Refuge Cove Reserve including the Site. Following negotiations about the transfer a 20-year lease over the access way to the foreshore and the section of the original boatshed above the mean high water mark was granted by the former Pittwater Council to the owner, the lease expired in 2013. The current owner is seeking to renew this agreement.

This matter was the subject of a report to the Council meeting held on 26 October 2021. In response to the subsequent Council Resolution 316/21 an application was made to the Office of Local Government (OLG) seeking consent to grant a 20-year licence over the Site to the owner of Lot 1.

In 2022, the OLG advised that a Plan of Management (PoM) expressly authorising the granting of the proposed licence was required before consent could be considered. A draft PoM for the Site was then prepared which among other things expressly authorises the granting of a licence to the owner of Lot 1. The draft PoM also includes that the proposed licence is to continue to allow public access through the foreshore area within the Site.

At its meeting of 19 December 2023, Council resolved (Resolution 370/23) that:

The draft Plan of Management for Lot 2 DP 827733, 316 Hudson Parade, Clareville be placed on public exhibition for a minimum of 42 days with the outcome reported back to Council.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values
- communicate to community and stakeholders how their input was incorporated into the planning and decision making process.

4. Engagement approach

Community and stakeholder engagement for the draft Plan of Management for Lot 2 DP 827733, 316 Hudson Parade, Clareville was conducted between Friday 12 January 2024 and Sunday 3 March 2024, and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Strategy](#) (2022).

A project page² was established on our have your say platform with information provided in an accessible and easy to read format.

The opportunity to provide feedback was promoted via emails to stakeholders, a temporary sign on-site, letters to nearby homes, Council's regular email newsletter (EDM) channels and the online project page.

Feedback was captured through an online submission form embedded onto a have your say project page. The form included a question that directly asked respondents for their level of support on the proposal.

An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wished to contribute.

Email and written submissions were also invited.

5. Findings

During the public exhibition period, 50 submissions were received. 36 submissions (72%) supported the draft PoM and comments included, among other things, that it would be good to see the boatshed re-established and the appearance and amenity of the Site improved. 10 submissions (20%) were not supportive of the draft PoM and comments included concerns about public land being licenced for private use and the size and use of the planned boatshed. Of the remaining submissions 4% supported the draft PoM with changes and 4% were unsure / preferred not to say.

Based on the review of the submissions received no material changes are proposed for the draft PoM.

Key themes that arose and staff responses are presented in Table 1 below.

² <https://yoursay.northernbeaches.nsw.gov.au/hudson-parade-clareville-plan-management>

Table 1: Issues, change requests and other considerations

Theme	Issues, change requests and other considerations raised	Responses
Boatshed will improve aesthetics and reinstate former use.	Majority of comments supported the plans to re-establish the boatshed and have the prior use reinstated, suggesting a new building will improve the appearance and amenity of the site and boatsheds are a historical feature of the Pittwater waterfront.	Support noted. The draft PoM's permitted uses of the land is for a boatshed to store watercraft, and access stairs/structures. No change proposed to the draft PoM.
Public land should not be licenced privately.	Some comments expressed concerns that private property owners should not have a right over public land and that public land should be retained and protected.	The proposed licence purposes set out in the draft PoM are consistent with the <i>Local Government Act 1993</i> . The proposed licence would be for purposes consistent with the core objectives for the category of land on which it applies. Any licensee will have a non-exclusive licence and privilege to use and occupy the premises for the permitted use only. Any structure to be erected on the land would need to be consistent with any development application (DA) approval and conditions including DA 2020/1762. No change proposed to the draft PoM.
Upholding permitted use	Some comments expressed concerns about the use of the boatshed for other purposes outside of permitted use e.g. Airbnb or office suggesting Council needs to monitor the area to ensure compliance around permitted use and public access.	The draft PoM's permitted uses of the land is for a boatshed to store watercraft, and access stairs/structures. Any licensee will have the non-exclusive licence and privilege to use and occupy the premises for the permitted use only. No change proposed to the draft PoM.
Size of the planned boat shed.	Some comments expressed concerns that the plans for the new boatshed are bigger than the previous boatshed and has potential to affect the aesthetics of the area.	Assessment of a DA would include consideration of the suitability of the proposed boatshed against relevant planning controls.

		<p>DA 2020/1762 applies to, among other things, the construction of a boatshed on the Site.</p> <p>No change proposed to the draft PoM.</p>
Impact on the natural environment.	One comment expressed concerns the Site would affect the animals within the reserve and affect the integrity of the reserve.	<p>Assessment of DAs includes consideration of the suitability against relevant planning controls. Conditions may be applied to the DA approval where relevant.</p> <p>No change proposed to the draft PoM.</p>
Out of scope.	A number of submissions commented on matters outside the scope of the draft PoM, i.e. the DA process, DA 2020/1762, potential illegal sea wall works in the vicinity of the Site and environmental matters related to the general beach and foreshore area (above and below the mean high water mark).	<p>Matters raised outside of the scope of the draft PoM have been forwarded to the relevant section of Council for their consideration.</p> <p>Foreshore, beach and water areas below the mean high water mark fall outside Council's jurisdiction.</p> <p>Further information regarding the DA process and DA 2020/1762 is publicly accessible on Council's website.</p> <p>No change proposed to the draft PoM.</p>

Appendix 1 Verbatim community and stakeholder responses*

Click here to view the following community and stakeholder responses:

[Appendix 1 - Lot 2 Hudson Parade Clareville PoM Community Engagement Report Verbatim and Community Responses](#)

*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence maybe caused.

Document administration	
Version	1.0
Date	20 March 2024
Approval	Content provided and approved by Open Space & Recreation Planning Team. Responsible manager: Damian Ham
Status	Final
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.