
Sent: 13/10/2018 4:59:35 PM
Subject: Online Submission

13/10/2018

DR BRONWYN GOULD
36 - BONA CRES
MORNING BAY NSW 2105
bronwyn.gould@unswalumni.com

RE: DA2018/1548 - 24 Bona Crescent MORNING BAY NSW 2105

13/10/2018

The General Manager,
Northern Beaches Council,
PO Box 882, Mona Vale NSW 1660

Attention: Assessing Officer Adam Urbancic

Dear Sir,
Re: DA 2018/1548 Integrated Waterfront Development
24 Bona Cres., Morning Bay

We wish to lodge objections to the above DA.

I am aware of the Development Application for this site and have noted the work completed to date on the site. We understand, but are alarmed by the denuding of the established native vegetation to the south of the dwelling site.

My husband, Ian Portek and I have been property owners in Morning Bay for over 11 years.

We believe that approval for this application is subject to the following Plans and Policies:

- the Local Environmental Plan and Development Control Plan
- the State Environmental Planning Policy for Coastal Development.

While we understand that it is the owner's right to develop their property, within the limits of planning policies and regulations, there are several over riding issues that concern us as residents of the bay.

1. The proposal prevents/hinders public foreshore access
2. Length of the jetty
3. Impact on trees and foreshore stability of the boatshed location.

Issue 1

The boatshed is fronted by a 2m deck over the MHWL. Jetty and boatshed designs must according to council and state policy allow unimpeded public access along the foreshore. I cannot find any reference to providing alternate all tide access following proposed construction of the proposed boatshed and deck.

The foreshore walk is used frequently by residents, guests and other visitors. Together with our family and visitors we regularly walk along the fore-shore from our residence at 36 Bona Cr to the sand flats and mangroves. We do this in all seasons and note that tourists, bushwalkers and others also use the foreshore walk. Failure to understand this illustrates the lack of understanding of daily life in Morning Bay, on the part of the report writer (Denis Fish Planning Services).

The proposed deck over the MHWL will mean that the foreshore walk becomes inaccessible from mid to high tide times.

Our own property provides and maintains, as is customary, a pathway for all tide public access at the foreshore margin.

Issue 2

The proposed jetty is 2m longer than the others at this end of the bay. There are a range of policies that refer to jetty lengths being equal. The proposed jetty length should comply with the policies and align with the length of those adjacent.

Failing this, it is possible that other jetties would be able to seek permission to lengthen, a precedent having been set.

While safety issues will not immediately impact on us/our jetty, we understand only too well the complexities of navigating and docking in high wind or high swell environments.

Issue 3

Using the proposed site for the boatshed will entail removal of all but 2 trees from the foreshore.

A simple relocation of the boatshed to the west of the jetty would permit retention of the existing 8 waterfront trees. In addition to their visual appeal, these trees form an important part of stabilising the foreshore. It is our view that approval of the existing plan will not comply with the current State and Council Environment Plans and Development Control Plans.

I note that a report refers to the trees as "spindly casuarinas". Casuarinas along the foreshore are spindly. This does not detract from their stabilising function. Any erosion subsequent to their removal is likely to have a significant impact on the stability of the sea walls of adjoining properties.

Construction of the dwelling has already removed significant trees and vegetation, including old trees that provide habitat for the native species of the area.

Bronwyn Gould AM Ian Portek

MB, BS, Dip Paed, M Psych Med MB, BS, FRACP