
From: John Turnbull SC
Sent: 28/10/2024 2:38:51 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Re Application Number DA2024/1409 – 122A Extension of Jetty Facilities Crescent Road, Newport “the Moorings”

Dear Sir/Madam,

I am writing to you in regard to the above application. I am most concerned about this development taking place in the small bay in which I live. I would like to register my formal objection to the proposed extension of Jetty/Mooring Facilities.

Having reviewed the application, I believe the following to be relevant matters that have not been taken into account in the proposed application:

1. The reliance on the previous, now extinguished, commercial marina as a basis to grant permission to install large jetties linked to a residential property is entirely inappropriate. The surrounding properties all have much smaller jetties. The proposal does not comply with the relevant DCP for residential jetties.
2. From the notes attached it appears the planning officer's advice in the pre-DA meetings was ignored. There is no reason for this. The planning officer's views more greatly reflect the surrounding areas.
3. The proposed development of jetties does not comply as follows:
 - a. They encroach into the navigation channel and impede access for other users in the area
 - b. It limits the availability of a clear channel for existing recreational users (Dragon boats, surf boats, etc). These users are typically using the bay on a daily basis.
 - c. The size of the vessels catered for will create damage to the seabed in the area due to lack of appropriate navigable depth.
4. The proposed development of jetties is intended to reuse the industrial sheet pile wall and not, as required for other residences, sandstone walls. This will have a severe impact on the visual amenity of the area.

Further, and with regards to the general state of the development at the date of writing, there is currently an illegal use of the mooring by a “live aboard” vessel on the site with no black/grey water connections etc. The size of the proposed development would only exacerbate this problem

Yours faithfully,

John Turnbull SC

