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**Sent:** 12/10/2018 4:22:36 PM  
**Subject:** Online Submission

12/10/2018

DR Ronald Benson  
298 Hudson PDE  
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**RE: DA2018/1548 - 24 Bona Crescent MORNING BAY NSW 2105**

Online Submission 12/10/2018

Dr Ronald and Mrs Elke Benson,  
298 Hudson Parade  
Clareville 2107  
ronebenson@bigpond.com

Attention: M Adam Urbancic

RE: DA2018/1548 - 24 Bona Crescent Morning Bay

We, Elke Benson and Ronald Benson wish to respond to the development application for the waterfront boat shed and jetty being DA2018/1546 at 24 Bona Cres Morning Bay.

We have been residents in Pittwater for 40 years, we have and continue to enjoy the waterway by way of regularly kayaking, sailing, walking and picnicking around Pittwater and frequently visiting and mooring in Morning Bay.

Over the years we have witnessed the continued removal of trees around the foreshore of Taylor's Point, Saltpan Cove, the whole Bayview foreshore and the lower perimeter zone of Scotland Island.

Our expectation has always been that trees will be preserved, we have 14 eucalypts in front of our home, 4 planted by us and we expect council to respect our expectation.

Concerning the above development, the positioning of the boatshed on the eastern side of the jetty will require the removal of trees and jeopardise the survival of trees that would not be the case if the boatshed was situated on the western side of the jetty. There is no benefit in the proposed eastern position of the boatshed relative to the jetty and therefore we ask that consideration be given that the boatshed be repositioned to the western position.

The proposed jetty extends approximately 2 metres beyond a line joining the adjacent jetties of No 22 and No's 26-28 Bona Cres, the reason for this extension seems to be the effect on sea grass caused by the jetty and it would appear there is little benefit.

There is a public risk in a small boat travelling along the normal jetty line could fail to detect a protruding jetty and impact the jetty.

The distance between the proposed jetty and the jetty at 26-28 Bona Cres is short for yachts accessing the jetty at 26-28 Bona Cres. This access will have an increased difficulty and risk if the proposed jetty protrudes 2m beyond the normal jetty line.

Considering there is no benefit in the jetty protruding 2 metres beyond the normal jetty line and

that there is a public risk and difficulty, we request the jetty conform with the adjacent jetties.

We regularly walk around the waterfront and expect the area below the high water mark to be public space. The proposed boatshed has a loading extending about 2 metres over the high water mark, our interpretation is that this is an elevated deck. A protruding deck creates an obstruction and risk to the walking public when it protrudes into the public space. Considering there is no significant benefit to the deck or loading protruding about 2 metres beyond the high water mark into public space we request the proposed deck or loading be constructed within the boundary of the private land.

The private right to develop private property confers no right to intrude on public space where there is no benefit, where there is perceived public disadvantage or risk and where there is public objection.

We and the community have an expectation that council will support our wishes that building codes and guidelines are respected and the environment of Pittwater is strongly maintained. Where there is good reason to depart from these principals then the argument should be heard but where this is not so then deviation should not be accepted.

There is no reason to put in danger even a single tree when this can be avoided, the proposed jetty should conform to all the others and the loading or deck should not be built over public space.

Yours sincerely

Ronald Benson  
Elke Benson.