
Sent: 10/10/2018 3:57:51 PM
Subject: Submission for DA2018/1548_Officer: Adam Urbancic
Attachments: NBC_Submission_DA 20181548.pdf;

Dear Adam,

Re: Submission for DA2018/1548 - 24 Bona Cres, Morning Bay.

Attached is a submission from the WPCA for your consideration.

Yours sincerely,

Melinda Broughton
secretary@westpittwater.com.au

WEST PITTWATER
COMMUNITY ASSOCIATION



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

10 October 2018.

Attention : Mr. Adam Urbancic Assessing Officer

Dear Sir,

Re: DA 2018/1546 Integrated Waterfront Development 24 Bona Cres., Morning Bay

The West Pittwater Community Association (WPCA) represents the interests of the community of Lower Western Foreshores and from time to time makes submissions where a development application is not viewed as being in the public interest.

I refer to the above development application and the Statement of Environmental Effects dated August 2018 which repeatedly states *"there is no public access to and along this section of the coastal foreshore and there are no reasonable opportunities or need to provide new public access along the foreshore due to the restricted access to the locality generally"*. The committee is advised by residents of Morning Bay that the foreshore is regularly used to walk the length of the bay, and that waterfront development designs allow for foot traffic to pass existing jetties and where present, existing boatsheds.

WPCA does not support a design that will in any way privatise or hinder public access along the foreshore.

As the proposed boatshed is fronted by a deck that extends 2m over the MHWL with no alternative access provided, the proposal doesn't comply with Council's development control ((DCP21 D15.15 C) *Boatsheds iii.*) *"Boatsheds shall not prevent or hinder public foreshore access. Alternative access must be provided where a proposed boatshed is likely to make existing foreshore access below MHWL difficult."*. The proposal does not comply with SEPP (Coastal Management) 2018 Clause 13 because the proposal causes an adverse impact on existing public safe access to and along the foreshore.

WPCA supports approval of a waterfront development that will not hinder public access which can be readily provided for by some adjustment to design of this proposal..

With regards to the length of jetties generally, WPCA supports:

- Council's development control "iv. *Structures shall generally be **no greater** in length than **existing structures** and shall not **impede** general navigation or **equitable use of the waterways by adjoining landowners**. The length of any jetty is to be minimised."*
- Council's outcome for waterfront development *"Waterfront development does not encroach on navigation channels or adversely affect the use of ferries and service vessels **or the use of the waterway by adjoining landowners** (P21 DCP D15.15)"*
- compliance with the Maritime navigation limit line.



This proposal adversely affects equitable use of the waterways by adjoining landowners in that the jetty protrudes 2m in front of adjoining jetties and becomes a hazard under certain conditions and at night. It isn't in the interest of all boat-access-only-residents in this community to have to deal with unnecessary hazards when approaching their jetty. Furthermore, the proposal does not comply with any of the 3 dot points above.

In the absence of any compelling argument otherwise, WPCA supports approval of a jetty length that complies with Council's and Maritime's controls.

Kind Regards,

A handwritten signature in black ink, appearing to read 'M Wiener', with a stylized flourish at the end.

Michael Wiener

President