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**Sent:** 14/10/2018 12:29:41 PM  
**Subject:** Online Submission

14/10/2018

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

From:  
Rachel and Peter Dulson  
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To:  
Mr A Urbancic  
Assessing Officer  
Northern Beaches Council

Re DA:2018/1548 - 24 Bona Crescent, Morning Bay, NSW 2105

We are full time residents in Morning Bay and we submit the following comments on various aspects of the development application above.

The proposed jetty at 24 Bona Crescent extends further out than either of it's neighbours. Our Jetty was required to extend no further than those either side of it and we were lucky to get this far out given the fickle and ill considered preferences of the Lands department at that time. The jetties on either side of the one proposed are closer than either of our neighbours, so this will present some difficulties anyway to the boat movements on and off the neighbouring jetties, particularly when turning onto their jetties on arrival or backing off when leaving, depending on mooring preferences and particularly when it is dark or windy.

The proposed boat shed does not appear to provide access for foot traffic access across the front of it with steps up to and down from the deck level. Our boat shed, and I believe any boat shed is required to provide this and we gladly complied since we wanted this for ourselves anyway. There is very often evidence of sandy shoe prints crossing the front of our boat shed and on the steps up and down from the sand, indicating frequent use is made of this by people walking the foreshore. We often walk along the whole water front of the bay as part of a circuit. There are only a few of the older jetties that do not accommodate pedestrian access across them, possibly not being required at the time they were constructed. This either means scrambling up the bank onto the foreshore and crossing back down to the beach or moving out to where their jetty is high enough to crouch under, which is often wet and muddy under foot and crossing under means stumbling (literally) over oyster encrusted, small boulders whilst trying not to knock your head on the beams of the jetty.

The location of the boat shed will require the removal of existing water front trees which I find hard to believe could be approved. This is not a good idea aesthetically or environmentally due

to the erosion that is evident along the waterfront in the bay.

We bought our property at 52 Bona Crescent in 2005 and applied to install a jetty, boat shed and new house. The process was extremely expensive, time consuming, frustrating and lengthy and we were never sure whether the forces that would hold sway over the approval were political, technical or democratic, based on current regulations or merely the caprice of the planning officers handling that application at that particular time. We had to resort to appointing a planning consultant who had previously been a senior planner with Pittwater Council to try to bring some reason to bear on the process. This has left us with little faith in the efficacy or equity of development applications.

If your current regulations require the retention of water front trees then please rule here accordingly.

If your current regulations require that public access be maintained across the boat shed and jetty then please rule here accordingly.

If the current regulations require that jetties be similar in length to their neighbours then please also rule on this accordingly.

Yours sincerely

Peter Dulson