
Sent: 9/10/2018 12:30:07 PM
Subject: Online Submission

09/10/2018

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

I am a householder in Salt Pan Cove, Newport, a recreational boater and regular visitor to Morning Bay and surrounds. I have also owned and rented property on the western foreshores on and off since the early 1990s.

It has come to my attention that the above DA includes provision for a platform extending from the new boatshed to above the high-water mark in a way that appears to impede or take away public access to the foreshore. This is a matter of potential concern to local residents and to visitors such as myself who walk along this public land when tides permit.

As you are no doubt aware, it is possible, at certain times of day, to walk along the beach from Woody Point in the east all the way to the lagoon at the western end of Morning Bay, a very pleasant recreation for locals and visitors to the area.

Your own Council's development control says that boatsheds must not prevent or hinder public foreshore access and that alternative access must be provided where a proposed boatshed is likely to make existing foreshore access below MHWL difficult. Since the current proposal does not appear to comply with that requirement, it should be rejected in its present form. It would be the only property along the shore that does not permit access.

As you must also know, State Environmental Planning Policy also guarantees safe access to and along the foreshore, and the current application flouts this obligation.

In addition, the platform, which is clearly part of the boatshed, appears not to comply with Council's regulations on boatshed development.

I am also concerned that the over-length jetty proposed for the new development will make it hazardous for me and others to access neighbouring jetties in Morning Bay when weather conditions and/or visibility are poor.

I understand there are concerns over the health of seagrass around the pontoon but from my own experience these are likely exaggerated. Seagrass grows voluminously on all sides of my own pontoon, where low-tide depth is about 60 cm.

Regards
Martin Bayliss