
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 13/03/2024 4:21:49 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

13/03/2024

MRS Wendy Chambers
- 22 Bona CRES
Morning Bay NSW 210

RE: DA2024/0137 - 22 Bona Crescent MORNING BAY NSW 2105

BE & WJ Chambers
24 Bona Crescent
Morning Bay NSW 2105
13 March 2024

Northern Beaches Council

Attention: Stephanie Gelder

Dear Sirs,

Development Application DA2024/0137
22 Bona Crescent, Morning Bay, NSW 2105
Demolition works and construction of a boat shed and skid ramp.

We own and reside in 24 Bona Crescent, the neighbouring property.

We have the following initial comments on the DA:

1. Skid ramp - the skid ramp should not be approved or should be moved:

There is no demonstrated need for a skid ramp:

- the applicant currently accesses the water without difficulty to launch, retrieve and service watercraft
- almost all properties in Morning Bay do not have skid ramps.

The proposed skid ramp further impedes public access below the Mean High-Water Mark

- the property's sea wall already extends over 1.5 metres past the Mean High-Water Mark and the skid ramp further annexes public
- the combination of the existing jetty and the proposed skid ramp would effectively block any public access along the beach under most tidal conditions.

Any skid ramp, if approved, should be located east of the property's existing jetty:

- the proposed skid ramp can be accessed from the water only by crossing the riparian line separating the property from our adjoining property to the east
- the existing level sea wall would allow easy, level, all weather access from the proposed boat house to and from a skid ramp located east of the existing jetty.

2. No part of the proposed boathouse should be built below the Mean High-Water Mark

There is no demonstrated compelling need to build any part of the proposed boathouse below the Mean High Watermark:

- there is adequate room on the property to construct a boat house without impinging below the Mean High-Water Mark or the proposed boathouse could be smaller
- building over below the Mean High-Water Mark increases the impact on our adjoining property, the view from our adjoining property and impinges on public access along the existing sea wall.

3. The boathouse roof should be a dark colour

The proposed boathouse roof should be a dark colour, such as Monument, not a light colour such as Windspray, to minimise reflection as sunlight would reflect directly on to the deck of our adjoining property.

4. A condition of construction should be imposed to require all barge deliveries are made to the west of the applicant's existing jetty

There is limited clearance to the west of our jetty and pontoon on the adjoining property given the applicant's existing pontoon and jetty are hard up against the applicant's riparian boundary.

We make this preliminary submission to respect the notification period and detail our initial concerns as a neighbour. And we reserve the right to make a further, more detailed submission after a more in-depth review of the DA and additional materials posted on the Council's website.

Please contact us if you have any questions on this submission.

Brian & Wendy Chambers