

Review of Rental for Domestic Waterfront Tenancies in NSW
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230

The Chairman

Dear Sir

Water Access Only Properties

We have a water access only property at Dangar Island with rented areas comprising reclaimed land and wharf with pontoon.

The reclaimed area was built up with a sea wall great many years ago to protect our corner of the island from erosion and the adjacent degradation of the river through silting. If your committee looks at the sea walled areas and those parts unprotected, I **am** confident that you will see that in a fast running river such as the Hawkesbury, that these structures are in fact public works and should be subsidised not taxed.

Our wharf is our only means of access for stores and building materials. There **is** a track to the public wharf through other properties but it is far below the standard that shore dwellers take for granted.

This wharf is used by many in our community and the assumptions of waterfront exclusivity as reported recently in the herald are not correct. The only way to get to an island **is** by boat so wharves are **an** integral part of island infrastructure.

Any fair-minded person will see that there is a difference between a recreational facility and **an** essential means of access.

Fees should **be** greatly reduced for the sea walled area and abolished for the jetty.

As for the concept of berthing fees. It is not only absurd but unjust.

Please accept this submission not just in the particular sense. I have used my property to illustrate the complexities associated with waterfront developments and how in our area the benefit of such works **flows** to the broader community.

Yours faithfully,



R Nock