

# **Subject: Objection to Development Application DA2024/1216 – North Harbour Marina Expansion**

**Monday 17 March 2025**

## **Attention of the Development Assessment Team**

I am writing to object to North Harbour Marina Pty Ltd.'s revised Development Application for its intensification of commercial usage within North Harbour cove. This proposal threatens the environmental integrity of North Harbour, diminishes recreational opportunities, and negatively impacts the community's amenity.

## **Problems with the revised application**

Much of North Harbour (Sydney) is designated a New South Wales 'Aquatic Reserve'; a status intended to protect our precious marine environment. This area encompasses a variety of natural and low-impact recreational locations, making it a popular leisure spot for both locals and visitors. Key concerns include:

### **Proposed 50-metre channel, cutting through the bay**

#### **1. Negative impact on non-motorised and low impact recreational activities –**

The proposed 50-metre commercial access channel disrupts a well-utilised recreational zone, adversely affecting kayaking, paddleboarding, small sail boating, and swimming. This application prioritises commercial gain over preserving North Harbour's identity as a tranquil, low-impact leisure area.

Creating a new 50-metre-wide (164-feet) commercial access channel is clearly intended to direct an increased volume of boat customers and boat sizes to North Harbour Marina's commercial offerings. It would also mean that existing low-impact users would have to compete with larger vessels navigating the new channel to access these expanded services. This would be entirely incompatible with the current character and amenity of this sheltered bay.

#### **2. Increased speed of vessels using the proposed channel - As on the roads, wider channels increase vessel speeds.** Not all drivers or boat operators will abide by the prescribed speed limits. The increased speed of vessels will heighten the danger of a collision with non-powered craft and create damaging wash to the bay. Whereas the current situation with swing moorings in place obliges vessels to proceed slowly and has worked well for many years.

#### **3. The developers' long-term Intentions** - The 50m channel proposed in the developer's original application was intended to provide access to large super-

yachts. Their long-term intention is abundantly clear -bigger yachts and increased commercialisation of our bay. This would undermine the community's shared rights to North Harbour as a public resource. This public good must remain a shared resource for the community, rather than be repurposed for private gain

- 4. Loss of Amenity** - This proposal stands to significantly undermine the amenity of residents and the broader community. Increased commercial activity would undoubtedly lead to heightened noise levels, congestion and a general reduction in the quality of life for those who live in or visit the area. This small, quiet bay provides a sanctuary for both residents and visitors and this character should be preserved, not compromised.

Sydney Harbour is a public good that should remain accessible and enjoyable for all. The desire to maximise profit through increased commercial activity must not outweigh the need to preserve our natural resources for future generations. It is unacceptable for a company to take over the bay by creating a 50m wide channel to accommodate larger and extra vessels, contributing to the depletion and degradation of our shared resource and ultimately harming our community.

Based on its negative impact on the environment and community, I implore the council to prioritise community welfare and environmental sustainability by rejecting this application. North Harbour must remain a place where the natural and recreational value outweighs commercial exploitation.

Let us protect North Harbour as a shared, sustainable resource for everyone to enjoy now and into the future.

Yours sincerely,

Tim Carse

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