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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**Subject:** Online Submission

18/11/2024

MS Marilyn Jukes  
3A Nield AVE  
BALGOWLAH NSW 2093

**RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093**

Submission related to DA2024/1216 North Harbour Marina extension

I should like to submit the following summary of issues identified with the proposed North Harbour Marina extension.

A) Increase in moorings on the wharves to allow 2 boats of 25 -32 metres

The proposed increased boat size to more than double that of most existing boats presents the following problems

- The lack of manoeuvrability of the large boats presents a hazard to other boats and recreational users of the water including, kyaks, swimmers, fisherman paddleboarders etc
- The wash and turbulence caused by the bow and stern thrusters will cause damage to the sea grass beds and potentially have additional ecological impacts.
- The wide turning circle required for such large vessels does not appear to have been considered in the application.
- The requirement to move/ remove 10 mobile moorings to create a deep water channel for these super yachts (or other boats) to access the wharf is likely to require dredging which will cause changes in the currents. The submission made by Don Bayly who was employed for many years by the previous marina owner details at first hand a practical account of how these currents flow which has not been addressed in any of the theoretical 'expert' reports.
- There are no proposed sullage or refuelling facilities for these large boats in the current application. However if it is approved there is nothing to prevent additional application for these facilities progressively creating increased commercialisation of the marina.
- The noise of the generators required to maintain the larger boats together with the likely noise generated by the entertainment on board will be detrimental to all surrounding residents.

B) Introduction of a Licensed cafe/kiosk

In principle the addition of a café is reasonable however proposed hours of operation (6am -9pm) together with the addition of a liquor licence takes the proposal into a different realm. It does not take any imagination to realise the next step will be to increase the size of the deck and the number of tables to turn it into a full scale restaurant.

- Issues with this include increased noise and increased traffic in an already inadequate parking area.
- Supply trucks and rubbish removal trucks will exacerbate the already difficult parking situation.
- There is no turning circle for trucks and access is down a steep slope.

A reasonable compromise could include restricting hours of operation to those similar to the

kiosk on the opposite side of North Harbour (6am to midday) and refusal of a liquor licence.

#### C) Parking and Access

The traffic report, though very detailed was completely theoretical and entirely missed several points.

- The report incorrectly assumed the parking area is for the sole use of the marina. The existing parking area and surrounding streets may be adequate during weekdays and in winter however at weekends, particularly in summer it is already inadequate as many local residents together with their children park and walk to 40 Baskets or Reef Beach neither of which have their own parking facilities.
- As already mentioned delivery trucks and garbage trucks would have to use this same parking area as access and egress to the marina is down a steep hill that is problematic for large vehicles.
- The report indicated access by public transport is possible. The reality is that very few people would use public transport when carrying all the gear, food and equipment needed for a day out on a boat.

#### D) Infrastructure Development

- I note the removal of the cradle and boat repair facilities. The removal of these facilities appears to be a fundamental change to the functioning of the marina as a 'local' facility and note submissions indicating similar facilities are not available nearby.
- The storage of dinghies and an accompanying launch ramp was not clear and several submissions have raised this as an issue

#### E) Ecological and Environmental issues

The change to the mobile moorings and the creation of the access channel for use by larger boats will have environmental consequences

- Damage to the critical sea grass beds which are a breeding ground for many marine species
- Increased wash and turbulence may have erosion impact on the shoreline. This may impact the aboriginal midden site on the shoreline approx. 30mtrs west of the marina.
- Potential changes to currents in the bay if dredging is required.
- Noise pollution with increased boat size and use of kiosk in the evenings
- Potential water pollution as no sullage facilities provided.

For all the above reasons I am opposed to the proposal DA2024/1216

Regards

Marilyn Jukes