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29/10/2024

MR Jonathan Trope
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Fairlight NSW 2094
[REDACTED]

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

DA2024/1216 - North Harbour Marina, Gourlay Avenue, Balgowlah

To the Assessing Officer

I wish to oppose this Development Application

The principal reasons for my objection are the following:

The DA proposes that vessels between 25m and 32m (the latter being about the same dimension as the Emerald Class Ferries) be accommodated on the two marina arms. These sizes are totally out of character for the small cove which encompasses a quiet residential area, water access for SUP, tinnies, kayaks and recreational fishing, not to mention being part of the iconic Manly to Bondi walking track.

Super Yachts are multi-level, visually intrusive and will impact the quiet and relaxing character of the cove, create significant noise from their diesel engines, generators, commercial activities and large on-board groups which will disrupt the amenity of residents along the foreshore between North Harbour and Fairlight, not to mention the many boating enthusiasts that make use of the cove. In addition, the use of generators and engines will add to environmental pollution.

The wash generated by the vessels will stir up silt and affect seagrass - items that have not properly been addressed in the Statement of Environmental Effects, not to mention the effect on other moored yachts and the marine life. Nor has the effect of gale force winds on the Super Yachts given that North Harbour is probably the only marina in Sydney directly exposed to the ocean been adequately accounted for. Notably, East/South East and East Coast Lows are becoming more common.

Despite what the Traffic Report states, there's no regular bus service close by and even now there's inadequate parking availability on summer weekends on Gourlay Avenue. In addition, overnight parking is forbidden in the existing parking area so the surrounding streets will be inundated with the customers/clients/ friends of the owners of the Super Yachts at times when the yachts go on joy trips.

As for the proposed licensed café, this introduces even more possible noise pollution for the neighbouring homeowners given the suggested open times of 6:00am to 9:00pm, especially if

alcohol is served. If packaged meals are to be provided by the café, will alcohol follow? Who will police the "sundown" policy? And who will ensure the onboard groups don't take their packaged meals and grog on board and party on into the night while at the T mooring and impact our quiet enjoyment?

I do not see any specific references to management and disposal of effluent/wastewater from the café facilities - is this going to simply be discharged into the bay? Section 3 of the Waste Management Plan is incomplete and the MWP does not address the discharge of waste from the Super Yachts.

From my perspective, this DA, in current form will negatively impact the appeal of what is an attractive, quiet and unspoiled area and remove the enjoyment of existing users and replacing that with commercial activities that have no place in this location.

I strongly oppose this development; it's not in the interests of residents in the immediately affected area or the local population.

Jonathan Trope