
Sent: 11/11/2024 11:31:16 AM

Subject: NORTH HARBOUR MARING - DA CONCERNS - DA 2024/1216

Attention: Mr M Duncan

Dear Mr Duncan

I understand that you are the Council Officer in charge of the Development Application (DA) regarding Davis Marina in the North Harbour Marina area.

On this basis, I would like to lodge my objection to the current DA on the following grounds:

- I am a nearby resident of this area of many years and have observed that the neighbourhood has suffered by development of the area insofar as parking and traffic have increased considerably and impacted on the residents of the area
- You have advised in our recent telephone conversation that Notices of the DA were circulated to 166 properties in Boyle Street, Lauderdale Avenue, Bolingbroke Parade, a 'few' in Clarence Street, North Harbour Street, King Avenue, Goulay Avenue and Fairlight Street. With all due respect, these are not the only streets and properties that would likely be affected should this DA be approved. Parking and traffic have increased considerably due to development of the area and the increased use of North Harbour Reserve and Forty Baskets Beach by both residents of the area and visitors. Residents already find it difficult to park both during the week and especially on weekends – more so if they have visitors or contractors to their houses. There have already been "No Parking" and restricted parking signs erected in Condamine Street between North Harbour Reserve and Clarence Street. Condamine Street has become a 'race track' for cars using this area. Children and aged persons crossing the road do so with trepidation and there have been accidents and pedestrians run over because of the increased traffic.
- Goulay Avenue itself is a 'double use' or 'mixed use' carriageway – allowing for use by both cars and pedestrians however many cars using this area do not adhere to the reduced speed signage. Parking is at a premium in designated parking areas and many cars already park illegally.
- There does not appear to have been any provision for the increase or improvement in parking facilities in the area to accommodate the increased demand for parking for visitors to both the kiosk and those using the maxi-yachts
- I understand that these boats can accommodate up to 100 people at a time – these people need to park somewhere to the supposed detriment of those using both Forty Baskets Beach and North Harbour Reserve as well as residents and their visitors in the local area. There has been no provision for this increased traffic and parking in the DA
- Forty Baskets Beach is a 'non-alcohol' zone and is a small family beach. The proposed DA requests a 'kiosk' with extended trading hours and a liquor licence which will increase noise and traffic to all hours of the day – leading to noise and increased parking in the area which will echo across the North Harbour inlet to properties across the water and increased use of Goulay Avenue, the footbridge across to Clarence Street and North Harbour Street, and perhaps mayhem in the adjoining area. It will no doubt affect the ambience of the neighbourhood by increasing the number of vehicles and all residents in the area.
- The inlet of North Harbour is shallow and even more so with the Christmas tides with many boats moored there ending up keeled over with the low tides. How will maxi-yachts cope with these low tides? Or will they need to dredge the area to accommodate the size of the yachts? If this is done, will the owners then:
 - Disrupt the vegetation and sea life which we are lead to believe is teetering on the edge? There are photos of the seahorses and marine vegetation displayed near the enclosed swimming area at Forty Baskets Beach and swimmers and users of the area are urged to be careful not to disrupt or disturb either
 - If dredging is to take place – who will meet the costs for this as it will need to take place at least once or twice a year. And who will be responsible for relocating all boats

- presently moored in the North Harbour area whilst such dredging takes place? This will be an ongoing cost
- With tidal flow, all large vessels will need to be moored a fair distance from each other – this does not appear to have been allowed for in the current DA and is outside the current lease area
 - Where is an Impact Study on the Ecology of the area?
 - What provision has been made for disposal of sewerage and general waste from these boats? Will large trucks be using the access from Gourlay Avenue? The current road does not permit such use – even the garbage trucks used by Council to clear the garbage and toilets at Forty Baskets are small enough to accommodate the single road access (and mixed use of the road – both pedestrian and car). There will be increased noise – and there is no plan for such removal of waste and no time provisions.
 - Many residents and visitors to North Harbour use this area for recreational purposes – for walking across the area with their dogs and children on low tide, for kayaking, for swimming, for paddleboards, for fishing from dinghys, for sailing small pleasure craft etc. Maxiyachts (or superyachts) will interfere with these simple pleasures – for the pleasure and profit of a few. Approval of the DA will also interfere with the members of the North Harbour Sailing Club which provides a starting off point for many for sailing for a lifetime of pleasure. There is also an increased propensity for accidents given the lack of maneuverability of these larger boats when faced with small pleasure craft etc
 - With the many boats that are currently moored in the North Harbour area, what provision has been made for any wash from these maxiyachts (superyachts)? Especially wear and tear on moorings. Boats moored in this area have been known to break free of these moorings in heavy storms and wash up on the shoreline, despite the moorings being serviced as required.
 - What provision has been made for these maxiyachts (superyachts) to be secured and not run aground in heavy storms, bearing in mind that North Harbour is directly in line with the Heads (the East and South-East and so can be very much affected by harsh weather conditions?

In summary, I am of the view that the DA is not in keeping with the area, not in keeping with the general ambience of the area, insufficient notification has been given to the environment and surrounds, no attention has been applied to the impact on residents and visitors to the general area, no attention has been given to noise generated by the kiosk and the liquor licence. Nor has any attention been given to the size and depth of these maxiyachts or super yachts and their impact on the depth and channels that form the North Harbour Inlet – a beautiful site when viewed from a Manly Ferry.

I request that in its current form, the DA be rejected.

Thank you for your consideration of this submission.

Kerrie Nesbitt
125 Condamine Street
BALGOWLAH. NSW 2093