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**Sent:** 15/07/2020 9:00:45 AM  
**Subject:** Online Submission

15/07/2020

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Northbridge NSW 2063  
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**RE: DA2020/0514 - 1 B Bolingbroke Parade FAIRLIGHT NSW 2094**

I wish to object to this proposal to substantially expand and extend the Boatshed and add a large kiosk with outdoor seating for 50 patrons, as well as indoor seating for at least 20 patrons.

I often visit the area with my children to enjoy Fairlight Beach and the foreshore area, which has lovely snorkelling areas from Fairlight Beach around to Bolingbroke Parade. It is an exceptionally peaceful and lovely natural place which is already heavily used by the community for recreation and exercise.

Matters of concern include:-

- The expansion of the footprint of the building and especially the expansion of the deck to the east over existing beach which will be concreted. This seems unnecessary given small craft can and do safely launch from the beach on the west side, and the enlarged footprint will interfere with seagrass regrowth and the seahorses which live in the area. The replacement of all existing piles alone will have deleterious effects on the marine environment. The enlarged built form will impact on public views and the decking will overlook and intrude upon the quiet beach and snorkelling area to the east.
- The proposed kiosk will attract many patrons due to its size and location, which will produce noise and congestion in the immediate area. This will impact on the existing environment and disturb the homes nearby, from very early in the morning until 10pm at night. This scale of operation is not appropriate on the site which is closely surrounded by many homes. Nor is the kiosk necessary as the site is only 15 minutes to the many cafes in Manly.
- The parking and traffic solutions are unrealistic. The public parking on Bolingbroke Parade and Fairlight Crescent is inadequate to meet the needs of residents and visitors. It would therefore be unfair for the Boatshed to retain the 33 permits they have, let alone take more. The business clearly generates a considerable load on the existing public parking, especially on weekends and public holidays, and ought to bear that demand itself. The SEE at p38 indicates that the new uses will generate only 2 extra vehicle trips each day, which is fanciful.

A smaller scale proposal on the existing footprint, and compliant to all applicable planning controls would be in better keeping with the objectives of the LEP and DCP.

Yours faithfully, Susie Mogg