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**Sent:** 21/10/2024 10:37:07 AM

**Subject:** Proposed DA2024/1216 North Harbour Marina Gourlay Ave, Balgowlah

TO WHOM IT MAY CONCERN ,

I wish to advise , I am against this proposed DA.

I believe only 4 or 5 properties have been notified , however it will affect many properties in Balgowlah & Fairlight that overlook this beautiful waterway.

Proposal to allow super yachts , into this bay is not in keeping with the area. This will greatly impose on safety issues for the many users of kayaks , canoes , small vessels & swimmers .

I am a local who swims and kayaks from and across North Harbour and its surrounds and have done for many years. The scale of the proposed development and sheer size of the yachts that have the potential to moored there, will be a real danger to swimmers and kayakers alike. It is absolutely not in keeping with how the area is used and poses a threat to anyone using it.

The development poses significant threat to the environment, the fauna and flora and the residents of the greater area.

The expressed changes that ae of concern are:

1. The environmental pollution of the Super Yachts – air , water, and noise pollution
2. The environmental effects of the construction ( destruction of marine and bushland habitat) and the impact of the construction phase
3. The impact on the physical aesthetic of the marina – it will be commercialised and is out of character with the residential, natural environment of the cove. Super Yachts and their berths are large, visually intrusive, and out of character with the residential, natural environment of the cove.
4. Safety risks for the many recreational users of the waterway – swimmers, kayakers, canoeists, sailors and fishers in small vessels.
5. Impact on residents - will increase traffic on Gourlay Ave, a narrow dead-end street, will increase the need for parking which is currently at a premium. The proposed addition of a kiosk will further exacerbate this situation.

The appeal of the area is that it is an attractive quiet, escape to **nature**. It is a mental well-being sanctuary. By introducing large vessels into the area will destroy the appeal of the area and create anxiety to the current users through the lack of safety on the water and the traffic associated with the proposal. The residents of the entire council will lose a huge affordable environmental and psychological asset in preference of a few.

I strongly object to this development. It is not in the taxpayer's best interest.

Lance Morton  
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