
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

18/11/2024

MS Katherine STrickland
1 / 73 Lauderdale ST
Fairlight NSW 2094

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

18 November 2024

Application No. DA2024/1216

Attention of the Development Assessment Team

Subject: Objection to Development Application for Increased Commercial Usage by North Harbour Marina Pty Ltd

To Whom It May Concern,

As a resident living opposite the proposed development, I strongly oppose the marina renovation in our secluded bay, including the addition of a kiosk. Having lived in the area for many years I can attest that this bay is a haven for families seeking peace, and holds significant ecological value. Key concerns include:

Ecological Value

The bay hosts diverse marine fauna like giant rays, penguins, and seahorses, contributing to biodiversity. Native species, such as echidnas, depend on the pristine environment, which the development threatens. NSW Marine Estate Management documents the fragility of the flora specifically the Posidonia seagrass and the then consequential loss from its deterioration and destruction.

Impact on Residents and Visitors

The bay is a sanctuary for young children and families. A café would disrupt the tranquillity and compromise the family-friendly atmosphere, increasing noise and commercialisation of the location. Further, the bay is currently used by paddleboarders, kayakers, small sailboats and swimmers. Allowing commercialisation of the precinct and promoting an increase in the size and volume of large, powered vessels navigating through the reserve would almost certainly remove the current benefits enjoyed by the current many users of the bay.

Acoustic Impact

No acoustic report has been provided. Noise from increased yachts, café operations, and increased human activity will disturb the natural peace, affecting both wildlife and residents.

Visual Impact

Large yachts docking will obstruct natural beauty and panoramic views, altering the bay's character irreversibly.

Swing Mooring Removals

Reducing mooring spots will exacerbate local mooring availability, causing inconvenience for boat owners in an already high-demand area.

Environmental Impact

Risks include damage to seagrass beds, pollution from boats without a pump-out facility, and erosion from increased boat traffic, endangering both property and wildlife.

The proposed intensification of commercial usage within North Harbour cove through the renovation and bar/kiosk and the proposed 50m wide channel are incompatible with the bay's ecological and social fabric. We urge decision-makers to reconsider this proposal due to its substantial negative consequences.

Yours sincerely,

Kate Strickland
1/73 Lauderdale Avenue

