
From: Christina Davidson
Sent: 13/11/2024 9:31:44 AM
To: Council Northernbeaches Mailbox
Subject: DA2024/1216 Attention Maxwell Duncan

Dear Maxwell Duncan
Please add this submission to DA2024/1216
Thankyou
Christina Davidson
19 King Avenue
Balgowlah NSW 2093

----- Forwarded message -----

From: Christina Davidson <[REDACTED]>
Date: Wed, 13 Nov 2024, 7:51 am
Subject: DA2024/1216
To: Christina Davidson [REDACTED] Andrew Dixon [REDACTED]

I am a long term resident of King Avenue, with a number if concerns about this development application.

Firstly, referencing the Urban Design Guide released in 2021 by the Planning Minister, which puts a strong emphasis on "place" in assessing development in public spaces:

'Public spaces are all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive'

And

"A place based approach requires understanding the physical, environmental, social and cultural attributes of a location. It requires analyzing the dynamic conditions of a place that make it unique...putting place at the centre of decision-making drives the creation of urban environments that are healthy, responsive, integrated, equitable and resilient"

The North Harbour area is definitively a unique and precious public space. From archaeological examples of our earliest first people to a plaque commemorating the first meeting ibetween indigenous people and Governor Phillip. From early settlement to today North Harbour has significant history.

The people who have chosen to live in this area are very aware of the unique environmental, cultural and social aspects of 'Place'. We live here instead of Manly because of the tranquility and simplicity of North Harbour. Our watercraft from 15 metre (at most) yachts to paddleboards, kayaks and dragon boats reflect this.

Davis Marina (now North Harbour Marina) as described in detail in Bruce Davis' submission is an important reflection of this 'place', hence the emotional and concerned reaction by many residents.

I feel, as many do, that our 'place' and all it represents is under threat by a development application that does not reflect the environmental and cultural values of our area.

The proposed :

SIZE OF SUPER YACHTS 25 and 35 metres

These boats are not reflective of our area. We feel our area will be usurped by people who do not share our values. They are out of keeping environmentally and socially.

REMOVAL IF THE SLIPWAY, an important local amenity, The Marina came into existence to provide a much needed service to the local boating community. Local boat owners will be required to have their boats serviced elsewhere. Manly boatshed does not have the capacity to service all these boats. The Marina removed the tender service immediately after purchase, an obvious precursor to this DA and a disregard for local boatowners.

CREATING AN OCEAN CHANEL which is solely for superyacht movements has not been required before and again reduces the sought after swing moorings. How they will reverse and turn is unclear!

REMOVAL OF LOCAL DINGYS and kayaks reminiscent of the 'Brighton boat sheds. The application refers to a storage solution which has been referred to in the Davis marina as totally impractical.

My understanding is that a lease from the CROWN (landowner) should offer a clear benefit sharing proposal that is free and separate from racks, moorings, berths for hire. None of this is mentioned.

APPLICATION FOR 'KIOSK' with a licensed cafe operating until 9pm at night. This goes beyond the local needs. At most another cafe could be offered with 7 to 4pm operating hours preferably with no liquor license. There is one at North Harbour reserve, and another at Manly Boatshed.

Lack of acoustic reports, accurate traffic and parking predictions (read bracket creep into the environmentally precious, Wellings Reserve) and future environmental impacts.

The wholly inadequate notification to residents by Council of this DA does not reflect the Minister's goal of improved 'transparency'. After Council admitted that only informing 4 residents in Gourlay Avenue was not adequate and proceeded to send notification to other effected residents, the submission date was only extended by 13 days.

A recent letter to residents by the developer is also disturbing. It refers to "acceptance" of reduced approval after further community consultation (who was consulted?) 'if imposed by council'. The DA has not been resubmitted. Some residents thought it was a capitulation but was clearly only a ploy to restrict submissions by confusing people. Again, not a value reflective of our 'place'.

All of the above shows a disregard for the importance of 'place' by both the applicant and the Council Management.

Regards
Christina Davidson
19 King Avenue



