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To: DA Submission Mailbox
Subject: Online Submission

10/10/2024

MR Andrew Simpkin
2 / 59 Lauderdale Avenue ST
FAIRLIGHT NSW 2094
[REDACTED]

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

Dear Mr Maxwell I have read with interest your reports, for which thanks and we have only one major issue.

The issue is that there is a significant change being under taken (perhaps by stealth) in North Harbour. The most telling submission is in the document "Plans Marina" which shows in light green (only just visible) that on the end of the 2 arms of the marina will be "Optional Berths" of 32 meters (105 feet) and 25 meters (82 feet) . This is HUGE.

Any yacht more than 24 meters is classified as a "Super Yacht"

<https://www.australiansuperyachts.com.au/yachts/nomad-101/>

A 32 m yacht (which will be a big diesel power boat) will be 4 stories tall.

I believe that from a visual perspective this will have "a significant adverse environmental impact" on the bay!

Only 4 properties (around the corner in Gourlay Avenue and the North Harbour Yacht Club) have been informed of this proposal - most people resident in Fairlight and Balgowlah, who will get to look at these super yachts are unaware of this proposal. In addition, unless there are strict controls agreed to, then super yacht parties on board, whilst moored, could have a significant impact on all the residents in the area. (We note in passing that there are no defined trading hours for the café - unlike the application for Manly Boat shed café which is in the bay and went through the process in 2022?)

In addition (as I understand the proposal) there will be 2 of these yachts, which may need to be running 24 hours a day (Perhaps they can plug them in, if they have 3 phase power at the marina??)

There is also a WH&S side of this proposal to consider....super yachts do not mix well with kayaks, small boats and swimmers. All of whom use the bay. I don't have much expertise in super yachts but I do know that the mooring of such huge boats (even with professional crew) and their management during storms, in such a confined environment, is neither easy or straight forward. The amount of turbulence caused by their propellers, in what is quite shallow water, will be significant.

The proposal also seems to sacrifice 12 moorings to make a "navigation channel". Have the people who's moorings are going to be moved or eradicated been informed?

Mooring and manoeuvring a 32m/105 foot, 120+ tons super yacht is hard, even with the "navigation channel".

I find it really hard to believe that the Maritime Authority have just waved all this through ??

IF these 2 Super Yacht berths were removed as an "option" from the proposal and the 2 arms were used to moor 12 + 12 meter and 14 + 15 meter yachts (which is the way the proposal reads) then we would have no objection.

The "Option" seems to be the plan and should be brought out from the shadows - if the

longest yacht was to be 15 meters there would be little reason for the new and expensive "navigation channel".

To moor super yachts in this bay would be an eye sore and totally out of keeping with the area and has the definite whiff of a money grab.