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

I am a frequent user of North Harbour (sailing, kayaking and swimming ) and a past Commodore of Manly Yacht Club. I am not in favour of this development as currently proposed, however I am supportive of the idea of redeveloping this site, including a small cafe and believe that a better proposal would be acceptable.

I object to this proposal because it represents a significant loss of water sport infrastructure in the area as the development appears to be primarily intended to become a waterside dinning venue. The water sport aspect of the proposal is entirely dysfunctional and I believe is being used as an excuse to build an over sized decking area that will ultimately become a restaurant and/or bar.

The boat storage areas are small and not associated with the pontoon for launching boats. Boats moving from either storage area will need to pass through the outdoor sitting area of the "kiosk", whilst patrons of the "kiosk" will need to walk through one of the areas shown for rigging water craft. The larger boat storage areas is not physically separated from the indoor area of the "kiosk" and will thus most likely be used to increase dining area.

The location of the pontoon will attract boating clients for the "kiosk" rather than servicing water sports of community users. This will severely impact the amenity and safety of North harbour for kayakers, sailors, paddle boarders and swimmers, as boat traffic will increase into the bay, potentially attracting large power craft that will generate large washes and anchor in sea grass areas. The traffic analysis document even states: "The proposed development will aim to attract additional water-based customers". Manly Cove and North Harbour already do not have sufficient infrastructure for currently visiting boats. This proposal simultaneously reduces boating infrastructure and encourages additional users. The location is just not suitable to become the "Fish Market" destination of the northern harbour.

This development needs to be re imagined as primarily water sport infrastructure, perhaps even as a marina? The greatly increased accommodation and a small limited cafe should be more than enough to make the redevelopment economic with out the need of creating a 70+ person venue on a quiet cove near residential properties.