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To: DA Submission Mailbox
Subject: Online Submission

14/11/2024

MS JULIE MILLSOM
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MANLY NSW 2095

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

We are vehemently opposed to the development proposal for the North Harbour Marina in Balgowlah and want to register our family's strong opposition to this unchecked land and water grab.

This first proposal is a foot in the door for these well-known overdevelopers; Rose Bay Marina is a relevant example of this company's abuse of the environment and disregard of residents' liveability.

For the past 25 years, we have been regular visitors to this beautiful Harbour treasure. It is a beacon of peace away from the crowded nearby Harbour and ocean beaches and uncontrolled use of the Manly Wharf.

This proposal is environmentally unfriendly on many levels as it will impact the seagrass, there is no pump out facility, it will cause erosion from excessive wash from the superyachts and motorboats and create dangers to all watercraft in the bay, and the ecology assessment does not address the impact of the proposed use.

Importantly, in its current form there is insufficient navigation room for fairway between the east and west arms of the bay, a clear breach of Australian standards.

The developers are ignoring the detrimental impact of generators needed for the superyachts, the likelihood for lights and noise abuse due to parties on these superyachts compounded by the extensive licensed kiosk hours, with no management plan to address commercial charters in the application. The subsequent need for increased parking around neighbouring streets, and especially the current family-friendly North Harbour Reserve, will impact all users of this area.

One of the developer's first actions was to stop the tender service and signalling its wish to decrease the number of swinging moorings. This should give you an informed glimpse of their clear intention to milk this marina as much as possible for financial gain, rather than provide access to the water and protect an environment-friendly resource for all.