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10/11/2024

MR Magennis Weate
20 King AVE
Balgowlah NSW 2093

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

I write to raise concerns in relation to the proposed changes to the Marina at Gourlay Ave Balgowlah (DA2024/1216). I have lived in Balgowlah for over 25 years and have owned a boat currently moored in North Harbour for the past five years.

The applicant has demonstrated their disregard for the local boating community with an almost day one cancellation of the "Runaround" subscription tender service leading to some boat owners having to purchase and store their own tenders on the banks of North Harbour. The removal of ten swing moorings continues this trend, especially in a Harbour already greatly in demand. The addition of nine smaller berths on the inside of the Eastern Arm will be more expensive for owners than the swing moorings - pricing some boat owners out of this amenity. I also believe that these will be for shorter boats as manoeuvring / docking in the space between the two rows of boats will be difficult, especially during periods of the high speed Westerly winds we experience in the bay.

The removal of the slipways to be replaced by a Café is also disappointing. Boat owners on public moorings are required by the RMS to keep their boats in good repair. The removal of the slipways removes the last facility in the Harbour for boat owners to achieve this, whereas there are already Cafés around in the area (including one in North Harbour reserve close by). The loss of local low skilled jobs employed to anti foul boats at the Marina is also a concern. I believe it is important to provide many different types of employment in an area to support strength and diversity within the local community.

The support for "super yachts" in the Harbour is also a concern. I am anxious for the safety of other boat users (especially from the many small water craft, kayaks, fishing "tinnies" etc) who currently enjoy the amenity of the Harbour. Super Yachts attempting to traverse the crowded Harbour will find it difficult to avoid or stop for other boat users. There is little room for evasive action.

Once docked at the Marina, these large vessels often run their HVAC / generators for long periods of time, generating unwanted noise / fumes. Guests often party to loud music which carries across the water to home owners on the Northern side. These oversized vessels are out of step with the character of North Harbour and will disrupt the public view from the popular North Harbour Reserve and the (huge tourist attraction) Bondi to Manly Walk.

Although the "TRAFFIC AND PARKING IMPACT REVIEW" concluded that there will be NO IMPACT to parking in Gourlay Ave (in fact, it is suggested that demand could REDUCE), I find

it hard to follow to that conclusion. Ignoring the implausible suggestion that no one will park in Gourlay Ave to enjoy the amenity of the new Café, a 32-meter superyacht typically accommodates between 8 to 12 guests. In addition to guest berths, such a yacht usually has separate crew quarters, accommodating 4 to 6 crew members to ensure smooth operation and guest service. For just one yacht, this could result in demand for a dozen more vehicles, representing over 40% of the available parking supply. Depending on the charter, these spots may be used for a period of days as guests enjoy a multi night cruise. If the yachts are to be used for daytime "party" activities, then parking will be even more strained (A 32-meter superyacht can typically host around 20-30 daytime guests). The Traffic and Parking impact review did do a survey on a weekday (Wednesday) where they concluded that there was ample free parking. Community boating, however, is most popular on weekends (as many people work during the week). As many sailors and locals know, the carpark gets full quickly during weekends (in one incident a car trying to squeeze into a park went over the edge of the road and had to be winched out). I suggest a parking survey be conducted on a sunny weekend to get a more accurate assessment.

In conclusion, it is great to see new investment made in the Harbour but it must be in keeping with the surroundings so as not to erode the very reason North Harbour is so popular with tourists, boaties and locals.