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Subject: TRIMMED: Online Submission

10/11/2024

MR John Baker
2 / 73 Lauderdale Avenue ST
Fairlight NSW 2094

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

DA No 2024/1216
NORTH HARBOUR MARINA

Whilst there are some good things about your proposal for the North Harbour Marina, a few more berths and a dinghy/kayak storage area, the remainder is highly concerning.

This small cove is directly exposed to the Heads and the strong south easterlies, as well as unpredictable westerly gusts, This all makes North Harbour vulnerable in bad conditions. To consider that large yachts are suitable in this tightly packed harbour is unacceptable. From personal experience we know that bad weather can and has come in at 60 knots during storms.

As I am sure you are aware the cove is used by many different activities. Kayaks, fishing dinghies, paddle boards, swimming and a variety of small yachts. It is totally unsuitable for the use of large vessels, as there is insufficient manoeuvrability for large boats.

Clearing a channel of 50 metres, by removing moorings (and therefore enforcing those boat owners to move elsewhere) is unfair on low income boaters and a concern that the North Harbour Marina may have intentions in the near future to provide berths for Super-yachts - 25 to 32 metre vessels. Why else would they need to make such a large channel through? 20 metres would be more than adequate.

Other submissions have covered the fears of pollution from large vessels, damage to the sea bed, erosion of the shores, sewage from holding tanks, noise from the engine and thrusters.

Parking is another major consideration, the area in Gourlay Avenue and the surrounds is already overused at weekends and sailing races. Does the DA address this problem - how does it propose to increase parking?

The cafe needs to be limited to times the same as Forty Beans and Effies and Sandy Bear at Clontarf.

SUMMARY

15 metre yachts HAVE to be the size limit and a 20 metre channel is more than adequate for that.

Any attempt to introduce party boats into this quiet environment, alongside in the Marina must

NOT be considered.

Parking plan MUST be included in the DA to the satisfaction of the local residents.