

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/11/2024 5:09:29 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

08/11/2024

MRS Joanne Mulhearn  
1065 Pittwater RD  
Collaroy NSW 2097

**RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093**

I am long long-term owner on the scenic walkway opposite this proposed development. I oppose this development for the reasons stated below.

- This is a quiet residential cove. There are no large commercial marinas in this area, or surrounding areas, that are anywhere near the scale / magnitude of this proposal.
- Removal of 10 or more permanent moorings as stated on Page 38 of the Statement of Environmental Effects. Permanent moorings are already at a premium with an extensive waiting period to secure them. Why should local boaties be disadvantaged to benefit a large commercial marina?
- Kiosk serving light refreshments only - why is a liquor license required and why open until 9pm? This kiosk appears to be basically a bar. Operational hours should be more in keeping with "hole in the wall kiosk" as portrayed in the application and with no liquor license.
- 25m and 32 m berthing - this will accommodate massive vessels, resulting in pollution, sewerage, noise, danger to local watercraft, fishermen and swimmers, not to mention potential damage to boats on existing moorings while large vessels are entering and exiting the marina, and damage to sea grass and marine life in an area designated as an Aquatic Reserve
- Parking - a new kiosk, additional berthing, and boat storage will result in increased parking being required for both patrons and staff. This is detrimentally affect local residents. Parking is already at a premium in this area. The report states "growing customer demand" but then states no additional parking. These statements are contradictory. Page 33 of the report further states "does not result in a reduction to the parking demand" therefore to me meaning the applicant has full knowledge that parking demand is likely to increase.
- The site is not well serviced by public transport as indicated in the 5.4.1 Statement of Environmental Effects. Route 171X does not run at all on weekends or public holidays, and on weekdays has only 6 evening buses and 4 early morning buses. Route 162 has 1 bus per hour on weekends and public holidays between 6:40 and 23:50. That means most visitors to the site will require parking.
- Page 26 of the Statement of Environmental Effects states "Due to the limited extent or works, the long-term impact on the natural and cultural values of Jilling Cove is likely to remain unchanged." How is this possible given the scale of this proposal?
- Page 41 of the same report states "consistent with the character of the area". This is not so. There are currently no marinas that accommodate watercraft anywhere near 32 metres in this or any nearby areas. It is totally inconsistent with the character of the area.

There appears to be little or no support for this proposal in its current form. I sincerely hope that council listens to the local residents and rejects this proposal.

