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Subject: Online Submission

26/06/2020

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

ISSUE: Manly Boatshed

SUBJECT: New and improved infrastructure to support social, economic and environmental benefits for the local community, LGA and State.

INTRODUCTION:

The Boating Industry Association is the peak industry body which represents the interests of recreational and light commercial boating industry businesses and is an advocate for boaters' interests.

The Treharne family of Manly Boatshed has a DA before the Northern Beaches Council for: New - Alterations and additions to Manly Boat shed (Marina).

Submission are to be made via online submissions.

The DA is with Northern Beaches Council - Reference: DA2020/0514. The DA is open for public exhibition until 28 June 2020.

The DA documents can be found through link below:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication?id=1825226>

SUMBISSION

The Boating Industry Association Ltd (BIA) is the peak body in Australia that represents the interests of the recreational and light commercial boating industry in all its forms. The BIA is an advocate for boaters and the boating lifestyle and supports safe, responsible, and enjoyable boating. With more than 85 per cent of the population living within 50km of the coast, it is estimated that more than 20 per cent of all Australians engage in some form of boating annually and that almost 1 in 5 households have a boat or watercraft.

The boating economy generates significant social and economic benefits, much of which is supported by family businesses. In 2018-19 the industry had a turnover of \$8.65 billion, directly employed more than 28,000 people with more than 14,500 contractors. Seventy-five per cent are in small businesses, employing local workers and supporting local communities distributed around the Australian coastline.

Whilst COVID-19 has severely disrupted the economy and of course the boating industry, there are strong signs of recovery and this will no doubt be boosted by a significant and sustained shift to domestic travel and holidays. This shift to increased domestic activity, must also be

seen in partnership with the proven physical and mental-health benefits of boating out in open spaces, fresh air and sunshine ; and when these factors are combined it puts boating in the frame as one of our most impactful opportunities for social and economic recovery.

The opportunity exists to ensure the 5 million Australians who go boating each year, and those who are already starting to take up boating in the post COVID-19 domestic travel period, can do so with quality safe, convenient and accessible infrastructure. Furthermore, improved maritime infrastructure such as marinas and boat yards can underpin the support and growth in employment and much needed skills and trades across the internationally respected marine industry, whilst delivering ongoing economic benefits.

We are presented with an extraordinary opportunity to reshape our economy and boost our recovery through investment in infrastructure with long-term benefits to support Australian business, jobs, economy and society.

Boating is a way of life for many Australian families. and the vast majority of this activity occurs in family runabouts and paddle craft. Such vessels are mobile by trailer or car rooftop and enable families to go locally and to travel intra and interstate for boating activity and holidays. This significant cohort rely upon infrastructure at the land-water interface.

There is a need and opportunity to invest in quality boating infrastructure. Done right, such infrastructure can enable families to safely access the waterways and do so regardless of age and ability. Such infrastructure should also feature fundamentals that include wherever possible provision of fresh water, waste collection with recycling options and toilets.

Boatsheds not only deliver critical land-water interface infrastructure but they help create a sense of place; waterfront destinations which support tourism, charters, government, water taxis (public transport), emergency services and recreation. Such facilities can support health and wellbeing programs such as sailing and paddling, which can and do include programs for people of all abilities. They also form social hubs in key waterfront locations.

Boatsheds typically provide safe, convenient and accessible deep-water access to our waterways, and together with boat yards (service and repair) provide essential and managed services to protect life, the environment and property. Many include at least the following:

- safe storage and supervision of vessels;
- provision of fuel and the maintenance of waterside fuel delivery systems;
- service and maintenance to vessels (through waterside and specialist technical contractor workshops like mechanics, shipwrights, marine electricians etc);
- emergency boat lift and maintenance;
- pollution response capability;
- the provision of essential supplies (food and water) to vessels away from their home port;
- waste disposal; and
- emergency medivac points.

Manly Boatshed

Manly Boatshed is a well-respected family business that has become an integral part of the Sydney Harbour boating landscape since 1945. Along with its rich history, location and design, Manly Boatshed adds a unique character to the Manly waterfront.

Manly Boatshed has played a vital part in developing and promoting sailing and boating in North Harbour by providing a wide range of boating services, supporting local sailing initiatives, as well as offering one of the few safe landing sites to the wider boating community and its

boating customers in the Manly area.

The late David Treharne established Manly Boatshed in 1945 and it has been a family owned business that has served the local community ever since. David was made a Life Member of the Manly 16ft Skiff Sailing Club for his contribution towards young sailors in Manly and abroad for more than 40 years. His son Hugh Treharne OAM (77) grew up in Manly Boatshed since the age of two where he learned to sail with many local kids. He was recently inducted into the NSW Boating Hall of Fame for his services to the boating community and sailing achievements which include winning the 1983 America's Cup.

Manly Boatshed plans to beautify and enhance the existing facility as several components of the existing site structures are nearing the end of their useful life and there is a community need for safe public water access, amenities and water recreation in the area. The proposed works will enhance the existing site and complement the surrounding pristine environment.

The Treharne's want to maintain the family's proud heritage in serving the Manly community and the boating public who use North Harbour.

Some points/benefits about the project that will benefit the local and sailing community:

FLOATING PONTOON - A new 21m floating pontoon serviced with water, power and lighting will allow a much safer and practical pick-up, drop-off & short-term berthing facility;

NEW AMENITIES - New amenities including 3 male and 3 female toilets, indoor shower, outdoor shower & baby change room;

NOISE REDUCTION - Net overall reduction in noise from the removal of industrial work performed on slipways;

VISUAL IMPACT - Removing of old slipways and building roof with hardwood decking and single pitch room to compliment the surrounding landscape and environment;

SAFE WATER ACCESS - Improvement of facilities to launch paddle boards/kayaks and safe pick-up drop-off for boating public in all weather and tide conditions;

SOCIAL IMPACT - Fostering of community spirit and like-minded people around water sports and a kiosk;

WELLBEING / MENTAL HEALTH - Manly Boatshed has been a 'refuge' for members of the community to access the water during the COVID-19 pandemic and will continue with improved facilities;

WATER RECREATION - Encouraging locals and families to engage with the water for perhaps the first time - eg: sailing, SUP, kayaking;

ENVIRONMENTAL - Removing the slipways and associated industrial work of boat repairs and replacing with hardwood decking for paddle craft wash down; and

KID-FRIENDLY - Safe area for kids to enjoy the facilities with parents at kiosk & public beach.

It should be noted that there will not be a restaurant, commercial kitchen or liquor licence as has been rumoured by some. It will have a small-scale kiosk offering coffee, drinks, ice-

creams, light meals and baked goods that will cater for existing boating/paddling customers of Manly Boatshed, walkers along the Spit-to-Manly walk and local residents.

Manly Boatshed provides 39 commercial swing moorings, shipwright services, tender service, paddle craft storage and a 'destination' berth as part of the State Government destination program. It also provides onshore amenities including toilet, shower, refreshments, Wi-Fi, water and power to the boating public.

The community and boating needs have evolved over the past decade creating a higher demand for convenient publicly accessible amenities, safe water access, dry storage and boating experiences. This has specifically been evidenced in the exponential increase in demand for pick-up and drop-off facilities in North Harbour for recreational and commercial boat users as they experience Sydney Harbour.

The proposed plan is to provide safe water access to a much larger percentage of the local and boating community and tourists. This increased water access will be enabled by providing an outstanding land/water interface facility that provides safe publicly accessible water access for paddle, power and sailboat users, paddle craft dry storage and boat hire rentals delivering social, economic and environmental benefits to NSW.

Manly Boatshed became a Sydney Harbour Boating Destination in November 2015.

It is the only Boating Destination Marina in North Harbour/Manly precinct with Balmoral Boatshed being the closest destination to the south.

It should also be noted the Treharnes have consulted the community and that includes two community information sessions at Manly Boatshed. Invitations were made via a letterbox drop and they provided coffee, tea and morning tea on a Sunday from 10am-12pm. These sessions were held in:

- Nov 2017 - To seek feedback from nearby residents about our plans from a draft design; and
- Feb 2020 - Show the proposal before lodging the DA

Both sessions achieved significant community support and the final designs in the DA reflect community feedback regarding size and scale.

The social value of supporting maritime infrastructure
Boating delivers social benefits for people of all ages, gender and ability; spanning recreational and commercial participation in paddle, power boating and sailing, and the consequential delivery of public health and well-being, both physical and mental as well as employment, tourism, environmental stewardship and protection; and direct and indirect economic activity.

Whilst metropolitan areas across the nation do provide a concentration of population and therefore are areas where boating has a strong foothold, a significant amount of boating activity takes place in rural and regional areas in NSW. The boating economy generates significant social benefits through employment, much of which is supported by family businesses.

Boating plays a significant role in tourism in Australia, through recreational and commercial activities ranging from hire boat operations in regional areas through to events that register on an international scale. In total, and before the current sequence of fire/flood/coronavirus, tourism was contributing more than \$57 billion to the national economy with more than 640,000

tourism jobs with the boating sector a significant contributor.

Boating is ideally placed to support the recovery stages of COVID-19. There is an existing culture of boating and watersports, and encouraging the public to get out on the water and enjoy the fresh air, sunshine and 'isolation' can only help in the social recovery.

The award-winning marine biologist Dr Wallace J Nichols, author of Blue Mind is internationally renowned for his study which, though a scientific evidence-based approach, has shown getting out on the water in a boat promotes rest, with significant physiological and psychological benefits. He has found that with our lives getting increasingly busy and stressed, boating is the perfect way to unwind and relax.

His research includes the vast cognitive, emotional, psychological, social, physical, and spiritual benefits that we can all derive from healthy waters and oceans throughout our lives.

Dr. Nichols' study shows that on a boat, feel-good hormones (dopamine, serotonin, oxytocin) go up, while stress (cortisol) goes down.^{vi} He says that: "Being on a boat is one of the best ways to access the wellness benefits of the water".

In these times of uncertainty and stress our community needs safe and isolated access to their Blue Mind and supporting boating and its necessary support infrastructure is certainly an area where government has a role to play.

We would also note that BIA has liaised with Professor Ralf Buckley of Griffith University on his work to put a public health value on open spaces. His work published last year revealed Australia's national parks are worth \$145 billion to the economy from the improved mental health of people who visit them, according to peer-reviewed research. This highlights the need for urgent consideration as to how we can provide safe access to both the outdoor 'green' and 'blue' spaces for our collective physical and mental health.

A facility such as the upgraded Manly Boatshed will enable people of all ages and abilities to access - especially by vessel - and experience the much needed Blue Mind that is available at North Harbour.

We congratulate the Northern Beaches Council for its steps to protect and support Australians through COVID-19 and the BIA commends the appropriate upgrade proposal to the Manly Boatshed by a family which has operated the business through four generations. The upgrade will be an asset to the local community, to the boating public, to visitors to the area, to the local economy, to jobs and stands to respectfully enhance community benefits to the locale for decades to come.

Please do not hesitate to contact Mr Neil Patchett, General Manager Policy and Advocacy, on e. neil@bia.org.au or m. 0418 279 465 on this matter.