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To: DA Submission Mailbox
Subject: Online Submission

18/11/2024

MR John Walker
1 Lower Beach ST
Balgowlah NSW 2093

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

Dear Sir/Madam,

In response to this application we strongly object and would like to offer the following reasons for doing so.

- 1) The area in question is already well developed and could be considered to be at its maximum capacity for marine vessels. The area is extensively used also for those that participate in Stand Up Paddling, Kayaking, Surf Ski Paddling and fishing all of which co habitat in a relaxed and non aggressive manner. However if you add Super Yachts to the equation it will be absolute bedlam and unfair to the smaller craft.
- 2) Access to the area for visitors wanting to access the Marina and requiring car parking facilities is either via and in Gourlay Avenue, Upper New St (East) or Lower Beach Street and as I am sure the Council and all locals and current visitors are aware is also at absolute capacity. Additions and development at the Marina will only add to the demand and there is absolutely no, and let me repeat no opportunity for an improvement on the existing parking facilities. The addition of Super Yachts will not add one or two cars per vessel but numerous cars per vessel as would the case be with Cafe facilities and storage facilities. Also it will not only be parking but all the additional traffic created to service the new Marina precinct should the development be allowed.
- 3) In addition to Parking problems it is critical that the Council recognises that the roadway from the Marina and up along Gourlay Ave and then Clarence down North Harbour St and Lower Beach St are part of the Spit to Manly scenic walk (In fact part of the Bondi to Manly Walk) and as such is designated a shared traffic zone for pedestrians and motor vehicles- Again it is less traffic we want....not more.
- 4) Additional boats, additional motor vehicles, additional deliveries, additional cafe services will generate pollution, noise and light (in the evenings) all of which no one wants- The Marina is on the edge of Wellings Reserve and is a beautiful, tranquil zone for all to use as it is now- It needs no further improvement.
- 5) Finally, based on a letter from Mr Ned O'Neil, (Director of North Harbour Marina) which most residents received into their letterboxes approx 2 week ago it would seem that he is playing a game of " cat and mouse" suggesting that he would accept a lesser proposal should that be imposed upon him by the Council. The question is...should he not wait for the councils

decision before offering an alternative?

The answer is yes he should but it also suggest that he knows he has asked way too much.

It is for these reasons, and I am sure many more that other residents will submit,that the application should be denied and the Marina and its surrounds be left as is.

Thank you for your consideration.

Kind Regards

John Walker