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Sent: 19/11/2024 9:45:06 PM
To: DA Submission Mailbox
Subject: Online Submission

19/11/2024

MR Jacob Withey
35 - 35 Bungalow Avenue AVE
Balgowlah Heights NSW 2093
[REDACTED]

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

Dear Sir/Madam,

I am writing to formally object to the proposed development and provide the following reasons for my concerns:

Overcrowding of the Marine Area

The area in question is already heavily utilized and is nearing its capacity for marine vessels. It is a shared space enjoyed by those engaging in activities like stand-up paddleboarding, kayaking, surf ski paddling, and fishing. These activities coexist harmoniously in the current environment. However, introducing super yachts into this space would disrupt this balance, creating chaos and unfairly disadvantaging smaller craft.

Inadequate Parking and Traffic Concerns

Access to the marina relies on Gourlay Avenue, Upper New Street (East), and Lower Beach Street—all of which are already operating at full capacity. There is no scope for expanding parking facilities in the area. This development would not only bring increased vehicle traffic for super yacht users (who typically require multiple vehicles per vessel) but also for any associated cafes, storage facilities, and servicing requirements. This will exacerbate the already critical parking and traffic issues, putting an undue strain on local infrastructure.

Impact on the Spit to Manly Scenic Walk

The surrounding roadways, including Gourlay Avenue, Clarence Street, and North Harbour Street, form part of the Spit to Manly Scenic Walk—a section of the iconic Bondi to Manly Walk. These are shared traffic zones where pedestrian safety is paramount. Any increase in vehicular traffic would undermine the tranquility and safety of this popular recreational route.

Environmental and Lifestyle Impacts

The proposed development will introduce additional noise, pollution, and light, particularly in the evenings. The marina borders Wellings Reserve, a peaceful and scenic area that is enjoyed by locals and visitors alike. The charm of this location lies in its unspoiled natural beauty, and further development is unnecessary and unwelcome.

In summary, this development is incompatible with the existing usage, infrastructure, and character of the area. I urge the Council to preserve the current balance and reject the application.

Thank you for considering my submission.

Yours sincerely,
Jacob Withey