
From: Steve Moate
Sent: 18/11/2024 8:50:57 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: RE: NORTH HARBOUR MARINA - DA CONCERNS - DA2024/1216

Attention: Maxwell Duncan – Northern Beaches Council
Subject: Objections to DA Submission DA2024/1216 (11-9-2024)

Dear Mr. Duncan,

I am writing to formally express my concerns regarding the Development Application (DA) submitted on September 11, 2024, regarding changes to the North Harbour Marina.

I have been a resident of the area for 18 years, and will be moving to Forty Baskets Beach in December 2024. The reason I love living in this area is due to its natural scenery and tranquillity. I believe the new owners of the marina are from the Eastern Suburbs, and own marinas on the southern shores of the Eastern Suburbs on Sydney Harbour. If I wanted a bigger marina or the hustle and bustle of the Eastern Suburbs, I would go and live in that area. I do not want somebody from outside the area to bring a significant change to the North Harbour of Manly.

Please see below some of my concerns.

1. Misalignment with Community Needs

The applicant's approach reflects a lack of community consultation and disregard for the unique character of North Harbour:

This area is unique in the whole of Sydney Harbour. It is a sleepy little hamlet with difficult access except by foot. Proposing superyacht facilities, a liquor-licensed cafe, and other elements that lack community demand and contradict the area's tranquil nature will permanently and irrevocably change this area for ever.

2. Commercialization and Community Impact

The proposed kiosk and liquor license, along with extended operating hours, conflict with the residential nature of the area. Increased noise, traffic, and evening disturbances are inevitable. Any such facilities should align with community expectations, including restricted operating hours (7:00 AM–5:00 PM) and limited capacity.

3. Environmental and Safety Concerns

- The flora and fauna in this area will be significantly disrupted by Large Vessel Accommodation. Allowing berths for vessels over 12–15 meters introduces oversized vessels into North Harbour, causing environmental harm (e.g., prop wash, spills, increased draft requirements) and heightened safety risks due to their manoeuvring space.
- **Navigation Channel:** Introducing a navigation channel increases risks for paddleboarders, kayakers, and small vessels. Safety concerns in the area are minimal without this channel.
- **Fuelling and Sullage:** The DA fails to clearly address refuelling infrastructure or waste management. A spill in the enclosed waters of North Harbour would have catastrophic effects.
- **Marina Design:** Adding piling berths on both sides of the eastern arm compromises navigational safety and may contravene Australian Marina Standards.

4. Due Process and Lack of Input from TfNSW-Maritime

The proposal's significant implications for public moorings, navigational channels, and marine traffic in North Harbour require expert oversight. As the responsible agency, Transport for NSW (TfNSW) Maritime should assess and endorse these on-water changes. It is unclear whether TfNSW-Maritime has been adequately consulted. Council should reject the DA's on-water components pending thorough review and approval by TfNSW-Maritime.

5. Impact on Boating Community Amenities

The proposed development undermines vital community assets, including:

- Removal of swing moorings, which offer affordable access to the harbour.
- Replacement of moorings with marina berths, increasing costs and impacting the harbour's tranquil nature.
- Loss of facilities like tender services, dinghy storage, and a mast crane that are irreplaceable for local users. These changes prioritize private commercial interests over the broader community's needs, violating the principles of public asset management.

6. Outdated Management Plan

The Plan of Management submitted as part of the DA is outdated, originating from 2008 and covering a fraction of the proposed changes. A comprehensive, up-to-date plan is essential to reflect the current scale and scope of the

development.

Conclusion

The proposed development fundamentally undermines the shared amenity of North Harbour, prioritising private commercial interests over the needs and rights of the local community. It disregards due process, raises serious environmental and safety concerns, and fails to align with the character of the area or the principles of community asset management.

I believe this is the thin edge of the wedge, and this proposal will only be the beginning of ongoing development of this marina. It is purely a profit seeking commercialisation of the marina without endorsement from the community. The whole proposal must be rejected, and the marina protected in its current form so that no expansive changes can be made in the future.

I urge the Council to reject this DA, I would urge the Council to engage all relevant agencies and consult the community to understand its best interests, and keep North Harbour and a tranquil gem in the Sydney Harbour Basin. Thank you for your attention to this matter.

Yours sincerely,

Kind Regards,
Dr Stephen Moate

[Redacted signature block]