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Subject: Online Submission

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

I have lived most of life in a home close to the Boatshed and am very familiar with the nature and constraints of the area.

The DA will significantly expand the facilities, and intensify the the environmental impacts of the site. Inevitably many more customers will be drawn on a daily basis as a result of the new uses sought, which involve in the rental and storage of small craft, and a very extensive food and beverage business, all to operate 365 days of the year.

The food and beverage business is described in the DA as a 'kiosk', although given the extent of the associated seating for the purposes of allowing consumption on-site, I am unable to agree with that characterisation. The plans show 89 sqm of seating which at 1.11 sqm/pax, will accomodate 80 patrons. There is also 45.06 sqm of circulation space shown too, which provides obvious potential to increase seating by reconfiguring tables.

Such a food and beverage operation is totally unsuitable for the area, which is a peaceful residential place. The suggested hours, starting at 5am and ending at 10pm are clearly excessive, even allowing for the proposal to close the outdoor seating at 6pm. The proposed operation alone will produce unreasonable noise, servicing problems, pedestrian and traffic congestion, light pollution at night and will further burden the already over stretched public parking. These effects will not be able to be satisfactorily mitigated, as anyone who is familiar with the way sound carries off the water and up the hill, or who relies on the public parking will know.

The food and beverage operation will be on a large scale, and far beyond that necessary to service the existing marina and passing foot traffic, which is stated as the purpose of the 'kiosk' in the DA documents (SEE p38). I do not believe that an operation for the stated purpose can not be contained entirely within the fabric of the main building so as to control the noise, or that hours beyond 8am to 3pm are reasonable or necessary. There are after all indoor seating areas drawn with a total area capable of seating at least 20 people, even if the circulation areas are respected. The outdoor seating area is an unreasonable and unnecessary overreach.

The suggestion that the new uses will generate only 2 extra traffic movements a day (SEE p38) is fanciful, especially given the opening and closing times. Deliveries and servicing alone will generate at least that much traffic.

The parking solution is unfair to local residents and visitors to the many attractions in the immediate vicinity. There is simply insufficient public parking available to allow the Boatshed to have the 33 parking permits already issued and to take 2 more.

Parking in the evenings after 5pm and on weekends is too difficult as it is, and many older apartments in Bolingbroke Parade have no on-site parking. The properties to the immediate west of the site are landlocked and completely reliant on the public parking in Bolingbroke Parade. Their requirements and those of visitors can not be met if all, or almost all of the public parking in Bolingbroke Parade is taken up by customers of the Boatshed.

Nor am I impressed by the attempt to present this proposal as alterations and additions with little environmental impact in order to avoid the planning instruments and process that are in place to protect sensitive and important sites on the foreshore. The facilities will clearly be expanded and rebuilt anew from the piles up, uses are added and hours significantly expanded. This will be a rebuild with significant impacts on the site, Esplanade Park and residents.

I oppose this DA and ask Council to refuse it.