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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 15/11/2024 7:11:44 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

15/11/2024

MR Rodney Timm  
3 / 1 - a Bolingbroke PDE  
Fairlight NSW

**RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093**

The Anchorage  
Strata Plan No 2938  
1a Bolingbroke Parade  
Fairlight, 2094 NSW

To whom it may concern.  
Northern Beaches Council, NSW  
13th November 2024

Objection - DA2024/1216 on Lot DP 1192010 and Lot DP 793093, Gourley Avenue, Balgowlah.

Dear Sir/Madam

As Treasury of the Owners' Corporation of Strata Plan No 2938 located at 1A Bolingbroke Parade, Fairlight, I have been requested to submit this objection to DA2024/1216 on behalf of the six (6) owners of the Units located within this building. The basis of the objections of owners of the 1a Bolingbroke Parade to this proposed enhanced use of the Davis Marina, are as follows:

1. As persons living in a location directly across the bay from the marina, we are particularly concerned with the noise of parties and celebrations that may occur on the Marina and/or in any of the luxury boats/superyachts that may be moored at the marina. It is a known that noise is amplified as it travels across water.

We believe that alcohol-induced noise that we currently have to endure, particularly in the spring and summer months, from the boathouse and mansions located in this area will be exacerbated significantly. This will likely be from the luxury boats/superyachts that may be moored at the marina, even if the owner/operator attempts to have early cut-off times for the partying and celebrations on the marina itself.

We noted that there is no Acoustic Report included in the DA documentation and we also note the proposed liquor licencing of the facilities.

2. Linked to the potential noise pollution, there is also light pollution at nighttime, potentially both from the Marina itself as well as the large boats/superyachts moored in this location. For those many folks who enjoy the Spring and Summer evenings sitting or picnicking on the grassy banks along the Fairlight Walk will likely have their serenity destroyed by the 'entitled' partying amongst luxury boat owners/superyachts and users of the enhanced Davis Marina.

3. In addition, the noise pollution from the luxury boats/superyachts needing constant power, usually provided by generators will impact the quiet tranquil setting of this unique North Harbour environment.

4. In addition, we believe that there will be negative impacts on the birds, marine and other wildlife in this location and the whole of the North Harbour Bay. The natural environment will be detrimentally impacted by increased boating activity, particularly by larger boats with large hull displacements.

Currently this is a unique unspoiled environment enjoyed by the occupiers in the area as well as visitors from the whole peninsular and further afield. Only recently we have witnessed the return of a solitary seal, a few fairy penguins, the crusty old turtle as well as the pelicans. It would be a pity if the increased boating activity by inappropriately large vessels, chase off this returning displaced wildlife.

In addition, the sea grasses in this location are well-known breeding grounds for flatheads, snapper and other fish. Sacrificing more of the seagrass by deepening the channels and the increased boating activity, will likely significantly cut back these fish populations.

5. From a safety perspective, the increased large boating activity in this location is inappropriate. These activities will compromise the safety of the many young and elderly folk enjoying various passive water sporting activities in the location, unthreatened by large marine vessels activities.

This is currently a safe location for swimmers, fishermen, kayakers, SUP boarders and small dingy sailboats. If this proposal proceeds these activities will be threatened by large marine vessels and increased boating activities.

6. These larger luxury boats/superyachts and greater number of boats, will also likely increase the level of pollution in North Harbour Bay, further impacting the possibility of increased marine and bird life in the area.

In addition, discharges into the water, consciously or by error, will cause potential health risks to all the children paddling and swimming enthusiasts that enjoy this unique tranquil harbour setting.

7. For smaller boating enthusiasts, the sacrificing of more swing moorings and the demise of the localised marine mechanical services, will result in local property boating enthusiasts, occupants and owners, greater expense in being able to pursue their chosen lifestyle.

In conclusion, the Owners of Units in 1a Bolingbroke Parade, do not want to stand in the way of carefully planned development progress in the area, but this proposed excessive commercialisation of the Davis Marina is unacceptable.

Yours Sincerely,

Rodney Timm, Honorary Treasurer of Strata Plan No 2938

(Mobile: [REDACTED])