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17/11/2024

MS Claire Dawson
61 Bungalow AVE
Balgowlah Heights NSW 2093

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

I object to this DA.

The DA as submitted materially understates the nature, extent and impact of what is being proposed. The fact that so little community consultation has been proactively taken, and that the obvious impact has been played down, reflects a lack of transparency and an unwillingness to properly engage.

More/ longer community consultation should be undertaken. Many in the local area remain unaware of what is proposed and a proper opportunity for their voices to be heard should be facilitated. Additionally, further studies should be commissioned, including an Acoustic Impact Report, to understand the full impact of both the Marina redevelopment and the large vessels it proposes to accommodate.

It is not just those who live within the immediate vicinity who will be impacted by the proposal, but anyone who comes to that space (by land or water) to enjoy its tranquility and peace.

An aspect of the development that is very concerning is the redevelopment to allow much bigger vessels to berth in North Harbour. This will bring noise, pollution and visual impact (coming from the vessels themselves, not just the marina) that will damage the environment and completely change the character of this treasured space.

Council is asked to have regard to the Sydney Harbour Foreshores & Waterways Area CDP for SREP 2005 which states:

- i) development should be consistent with the scale, design and siting of that which exists.
- ii) development should retain the character of the water bay of bay by maintaining the visual dominance of the natural features and preserving key points and entry into these areas in their natural state.
- iii) development should not dominate its landscape setting
- iv) the extent of development is kept to the absolute minimum necessary to provide access to the waterway.
- v) Buildings should not obstruct views and vistas from public places to the waterway

Given the size of the vessels proposed to be berthed, it is hard to accept that "The modifications are so small and within the existing footprint that most observers would struggle to tell the difference," (Manly Observer).

It is clear that there will be considerable increased footprint by the size of the yachts that will be able to use the marina - these are party boats, and will bring all that goes with that (noise and light from parties, running generators, pollution), to the detriment of the local environment and community.

The proposal to operate as a kiosk providing food and beverages that can be taken away for Marina use is not objectionable. However, the proposal to sell alcohol is not appropriate and nor are opening hours that will allow patrons to drink until dark, and will lead to lingering and noise well after sunset, on the boats and in the surrounding area. This is not an entertainment precinct.

In short, a proposal to upgrade the marina and include a kiosk are reasonable. A proposal to accommodate large vessels and sell alcohol is not.