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**From:** [REDACTED]  
**Sent:** 7/11/2024 4:03:24 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: NORTH HARBOUR MARINA - DA CONCERNS Development  
Application Number :DA2024/1216  
**Attachments:** 00 - 2024-10-29 -NHM DA - DA20241216 - Further Submission -  
THOMAS.docx;

**Attention Maxwell Duncan – Northern Beaches Council**

J.D Thomas  
7/21-25 Clifford Ave  
FAIRLIGHT NSW 2094

[REDACTED]

[REDACTED]

Attention: Maxwell Duncan  
Northern Beaches Council

7<sup>th</sup> November 2024

RE: DA2024/1216 - North Harbour Marina

Dear Mr Duncan,

Herewith please find my submission on the proposed DA and the North Harbour Marina recent letter to some residents of proposed amendments to the DA.

Yours faithfully,

J.D Thomas

## **NORTH HARBOUR MARINA(NHM) – DA CONCERNS – FURTHER SUBMISSION**

### **1. Damage to Beach EAST OF NORTH HARBOUR MARINA**

There are two 10m and 12m berths proposed on the eastern arm much closer to the existing beach.

There is insufficient depth of water (1m) without dredging which would increase beach erosion and decrease available beach area available for the use of dinghies and kayaks and other small watercraft.

### **2. WATER ACCESS FOR DINGHIES AND KAYAKS**

#### **NHM or NBC SHOULD BE REQUIRED TO PROVIDE A RAMP**

NHM has withdrawn the Tender service to the Owners of fifty (50) waterways moorings and has not provided any storage area or racking space for the private dinghies of mooring owners. NHM should not be allowed to expand its Marina without the Marina or NBC providing more area set aside for dinghy storage and launching of dinghies for the Mooring owners of North Harbour.

### **3. Accuracy of the Plan**

I have express doubts as to the accuracy of the plan. Detailed analysis suggests the distance between the arms is shown accurately but confirms that it does not meet the Australian Standard (AS3962).

### **4. Inadequate distance for the interior channel between the arms for the proposed additional berths**

As the attached plan shows the minimum 20meter width is not met for a majority of the berths between the arms. The 25-metre preferred width is not met anywhere. Moreover, when the boats of the specified lengths are in their berths, they all protrude into the interior channel further reducing the already drastically inadequate width.

## **5. Proposed vessel lengths exceed the leased area.**

As the plan shows most vessels of the size specified would protrude beyond the leased area line into the interior channel.

## **6. Safety**

The proposal does not meet the Australian Standard for safe manoeuvre in the inner channel. It should be rejected as unsafe.

## **7. PROPOSED CHANNEL**

The proposed channel invites large vessels to come to North Harbour where a large number of vessels are moored on swing Moorings not allowing enough space in all weather conditions, for safe and workable navigation.

## **8. PUMP OUT PROVISIONS**

**NHM** has not provided operative pump out facilities on the Western Arm or the Eastern Arm. The danger of Vessels discharging sewerage into the harbour would be greatly increased by enlarging the Marina together with the absence of pump-out facilities and a channel that invites larger and more vessels into North Harbour.

## **9. NO PARKING PLAN**

Parking in Gourlay Ave is already inadequate on weekends to cater for parking for visitors to 40 Baskets pool and beach.

NHM and

North Harbour sailing Club. The Development of the Marina should not be approved without a plan to make additional parking available to cater for more future visitors to Gourlay Ave North Harbour and parking congestion.