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**Sent:** 15/11/2024 11:37:06 AM

**Subject:** Objection to Development Application Number DA2024/1216, North Harbour Marina. DA Concerns

Mr Maxwell Duncan  
Development Assessment Team  
Northern Beaches Council

Dear Mr Duncan,

I would like to list my objections to the DA2024/1216 (with special regard to point 7) submitted by North Harbour Marina which will directly impact my yacht mooring and the ability to access my yacht regularly and safely.

1. The application allows for a kiosk to be built and includes a liquor licence, meaning that the kiosk will in effect have the proportions and trading times of a full time restaurant drawing most of its traffic via vehicle. Currently access is via a one lane road used constantly by pedestrians, bushwalkers and mooring holders etc, at the moment there is not enough parking in the parking lot provided by the council to allow for any significant increase especially at weekends.
2. North Harbour Sailing Club, this community based club is the only facility where mooring holders can securely have their mooring access dinghy's stored and launched from the small beach alongside the club. The expansion development will impact their ability to offer community support. The only other dingy rack provided is by the NBCouncil, applications are closed with the last dingy licence being issued about 8 years ago.
3. Careful reading of the DA proposal intent identifies that approval of the DA will allow super yachts / motor boats from 25 meters to 32 meters to regularly use the bay with the addition of 9 new marina berths for vessels up to 15 meters. This large boat traffic 15 meters and upwards would make using a kayak, paddle board, small dinghy, or just swimming in the bay including from mooring holders boats an extremely dangerous activity given the slow speed limit and therefor un-manoverability of such large vessels accessing the bay. The NSW Maritime regulation speed in the bay is 4 knots. With a cross breeze from any direction this will magnify the risk to the public and mooring holders of collision.
4. The introduction, berthing and maneuvering of these vessels with their high propeller thrust including the use of bow thrusters combined with the shallow water will scour the very healthy sea grass population (a fish breeding area) and endanger the general wildlife in the bay something that the current resident boat owner population have encouraged, this includes Fairy Penguins, Dolphins and Seals, all protected under the Environmental Protection Act, Zone W2 for Manly Cove, North Harbour and Middle Harbour.
5. From the limited and inaccurate mooring rearrangement diagram of the new proposed channel there is no allowance for the swinging room of the existing mooring holders in all weather conditions not only in adverse weather but when there is no wind, vessels depending on their design and keel configuration will not be swinging in a predictable or uniform way. A super yacht even with a professional captain and crew would have great difficulty navigating safely taking due care of other moored vessels and boating activity to avoid a collision.

6. The mooring rearrangement diagram put forward by North Harbour Marina and International Marina Consultants is inaccurate as it specifically excludes any information from Manly Boat Shed which is not even identified on the map and the moorings situated on the north side of the harbour including private moorings. It excludes any information detailing the impact that the required turning circles of the super yachts of up to 32 meters (105 feet) will have on them. Allowing for wind and any adverse weather the turning circle could be double the length of the vessel.

7. I strongly suspect that my yacht mooring even though on the plan the individual moorings numbers are deliberately not identified will be impacted by the proposed channel and super yacht vessel movements, **I strongly object to this**. There is no information from North Harbour Marina as to what will happen to those moorings that need to be moved or extinguished to provide for their channel. To my knowledge there has been no consultation with the private moorings holders impacted. I have had my mooring for 20 years, I was on the wait list with Maritime for 10 years and for the last 15 years the list has been closed to any applications for new moorings.

**To sum up.**

This DA application does not recognise that **The Bay is Too Small and Shallow** to allow this Extraordinary Development. We do not need another marina expanding their business, visually polluting the bay and greatly impacting the local mooring holders for their own profit.

Kind Regards  
Roy Blow