

Development Assessment Team  
PO. Box 82  
Manly  
NSW 1655

8 November 2024

Dear Sir/Madam

**Objection to DA 2024/1216 Lot 10 DP 1192010 and Lot 1 DP 793093 Gourlay Ave  
Balgowlah – Alterations to Marina facilities**

I, Margaret Jackson, owner of 5/1/ King Ave Balgowlah strongly object to the proposed alterations to North Harbour Marina Facilities set out in the above Development Application DA 2024/1216.

My property, that I have owned and lived in since 2002, is directly opposite the proposed development site and shares North Harbour with the Marina.

The reasons for my objection are as follows:

1. **The development will change the nature, purpose and ambiance of the Bay** - We specifically purchased a property to live in North Harbour because it is a quiet and relaxing place with minimal and smaller boat traffic.
2. **Not in keeping with historic value and nature of the area** -my husband grew up in this area and sailed out of North Harbour as child. The existing structures bring us great joy and comfort as well as historical and sentimental significance.
3. **Water sport safety concerns** - my extended family and I have enjoyed for many years safely fishing, kayaking, boating, SUP, windsurfing and now foiling in this area. Doing these activities in the main harbour near the ferry lanes is not safe or even possible for some activities, especially for children.
4. **Lack of alternate safe water sport and fishing areas** - There are no alternate locations for these peaceful water activities. I believe it is important for children and adults to have places to safely learn and enjoy outdoor water activities especially for their mental health.
5. **Water Pollution** – As touched on above, we are very concerned about any increase in physical, human, fuel, visual pollution that may result from the proposed development and associated activities.

There is also a nearby Marine Park at Fairlight which may be negatively impacted by the increased boat traffic and pollution.

6. **Negative Environmental impact**- Having direct access to our own beach and the North Harbour water, we regularly enjoy swimming in the harbour. The introduction of larger vessels, deeper water and increased potential for diesel and human waste could significantly impact our safety and our ability to continue to enjoy this activity.



7. **Negative Visual impact** – our property looks directly at the proposed development. I am concerned about losing the beautiful outlook we paid a lot of money for.
8. **Noise/ light Pollution** – Over time noise pollution from cars has increased from the roadside of our property but ultimately we still enjoy a relatively peaceful experience from the waterside at home. Noise travels efficiently over water and as my bedroom faces the water I would be deeply concerned about any increase in noise from people, generators, large boats or any increase in night time activity or light pollution.
9. **Lack of public transport** - Gourlay Ave has limited to no public transport available to accommodate additional people accessing the area. This is particularly important with the proposed liquor licence that may result in patrons being unable to drive home.
10. **Lack of infrastructure and parking** – Given the limited public transport, people will be forced to drive. There is already very limited parking available which could be exacerbated by patrons needing to leave their cars overnight after consuming alcohol under the proposed liquor licence.
11. **Liquor licence and increase in intoxicated people and undesirable behaviour** – the liquor licence not only puts pressure on parking and transport infrastructure but may increase the likely hood of undesirable behaviour and noise in our area.
12. **Reduction in already hard to obtain moorings** – it takes many years to be able to secure the use of a boat mooring in North Harbour. My family wishes to obtain one at present. Removing a further 12 moorings to accommodate a potentially dangerous lane way for larger vessels will further exacerbate this problem.
13. **Increased wash and impact on existing boat moorings** – increased and/or larger boat traffic in North Harbour will not only threaten safety of individual users but increase wash and potential risk to existing boats moored there.
14. **Potential loss of privacy** – introducing more people to the area and having patrons on large vessels or drinking directly across from our balcony may be detrimental to the privacy of our home.

Thankyou for taking the time to invite and consider my concerns. If you require any further clarification please contact me directly on the number below. I look forward to your response.

Yours faithfully



**Margaret Jackson**

*Mariposa, 5/1 King Ave  
Balgowlah NSW 2093*

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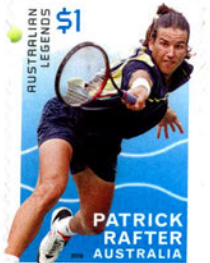
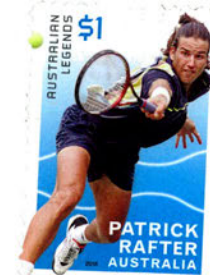
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Development Assessment Team

PO Box 82

Manly  
NSW



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