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Subject: TRIMMED: Online Submission

18/11/2024

MR Ian Jones
6 Gourlay AVE
Balgowlah NSW 2093

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

6 Gourlay Avenue,
Balgowlah 2093

Mr Maxwell Duncan,
Northern Beaches Council,
Development Assessment Team

Objection to DA2024/1216 - Lot 10 DOP 1192010 & Lot 1 DP 793093

As a long time resident and homeowner in Gourlay Avenue, Balgowlah I wish to object against the above DA. My objections are as follows -

1. Notification of DA

The DA was submitted to NBC on 5 Sep 2024 & I did not receive any correspondence from NBC until 23 October 2024. I understand that the notice of the DA was initially only sent to very few local residents & after complaints from residents more notices were distributed. I still believe that more notices needed to have been distributed. Fortunately the North Harbour area has a very good communication system amongst the residents. So we were able to assist NBC in making most local residents aware of this major redevelopment in North Harbour.

2. Traffic & parking Issues

I cannot agree with the conclusions in the traffic & parking report prepared by Mr Christopher Hallam

I comment as follows -

- .1 In my experience visitors to the marina don't use public transport as they drive here. There is public transport to New Street but, especially on weekends, is not regular.
- .2 The parking area at the end of Gourlay Avenue is managed by Northern Beaches Council & not the now former Manly Council.
- .3 On weekends & through the warmer months there is always a shortage of parking. A number of years ago we had to get NBC to paint the yellow line down Gourlay Avenue along Wellings Reserve to stop cars parking on that side of the road. Even so 2 large cars were parked over the yellow line, blocking access to 2 driveways, on 3 Nov 24. On that day there were also a lot of cars parked round in New Street. So the influx of many more visitors to the Marina to use large super yachts or motor cruisers will only make the current parking & access issues worse. So Mr Hallam may only refer to a slight increase in parking requirements due to the increase in the usage of the marina but he has missed the fact that

parking & access to Gourlay Avenue is already a major issue.

.4 Like many narrow streets in the Balgowlah area I advise that Gourlay Avenue can already be difficult to drive down when cars are legally parked along the western side. So any increase in traffic due to the excessive redevelopment of the marina will be detrimental to our local amenity & safety

.5 The car park area is also used by walkers on the Spit to Manly walk. The walkers have right of way over vehicles as it is a shared zone. However cars regularly travel recklessly through this area. I advise that about 300,000 people, usually tourists, do the Spit to Manly walk each year. So more cars coming into this area will only lead to more safety issues for walkers.

.6 I also recommend that Council arranges for a detailed traffic study of Gourlay Avenue & the car park.

3. Environmental Issues

I am concerned that as there is no working pump out system at the marina, and no advice that such a facility will be installed. So boat owners, especially from large boats, could discharge waste into the harbour. This will affect all users & residents around North Harbour. I am not convinced from the DA submission that there won't be environmental damage to the waterway in North Harbour. Introducing larger boats will surely impact on the sea grasses & fragile marine life.

The DA does not take into account the regular storm surges through the bay. At least once a year we get large waves coming up the bay and flowing onto North Harbour reserve. Any large boats on the marina could be swept up the bay. To stop this happening then I assume larger & non environmental securing devices would be required on the harbour floor.

4. Licenced Kiosk

The area does not need licenced premises in the quiet residential area. There are plenty of suitable licenced premises in the local area. This proposal would lead to more noise and potential accidents if consumers at the licenced kiosk drive away from the marina. The local residents must be able to maintain their quiet enjoyment in the area without a noisy bar in the area.

5. Other submissions

I note that many submissions have been made to Council that object to the proposal. I commend the Council officers to take into account all these submissions & reject the DA

Regards

Ian Jones
17 November 2024