
Sent: 24/10/2024 12:56:18 PM
Subject: Opposition to DA2024/1216

Mr Peter C McDonald
Unit 19/299 Sydney Road
Balgowlah, NSW 2093

RE: DA2024/1216 - Gourlay Avenue, Balgowlah, NSW 2093

To whom it may concern,
I'm writing this letter, as I strongly oppose application DA2024/1216 from North Harbour Marina.

I have worked on the waterfront in North Harbour for many years and have first hand experience to many factors regarding the above application.

Large Vessel Moorage:

This proposal could lead to a potential environmental catastrophe. North Harbour Marina is the only marina on Sydney Harbour open to the ocean. One can actually see the open sea from the marina. I have witnessed rolling swells come through the marina with waves breaking along the sea wall at the end of the bay. The idea of mooring very large vessels in such an open area is absurd. The reason there are no large vessels in North Harbour now, is it's just too dangerous. Marine operators in the bay know this, so it's surprising to me the owners of North Harbour Marina would even make such a request. This is just blatant overdevelopment.

Licensed Cafe/Restaurant:

This cafe/restaurant proposal has overuse implications to the area and its longtime recreational use. Adding cafe/restaurant staff, patron and delivery parking to Gourlay Avenue, which is already a very narrow and winding road, is an accident waiting to happen. Not to mention, it is frequented by many pedestrians, picnickers and is part of the 'Spit to Manly', walk.

There is also no dedicated u-turn area for cars to safely use during busy parking times.

This will clearly turn a quiet section of road into a busy thoroughfare. Safety concerns for families and their small children who frequent this road are my main concern, followed by lack of parking. I also suspect that this 20 seat dining proposal won't be capped at 20 seats for long. Again overdevelopment.

Dinghy Storage Platform (70 dinghies)

This 'made up' number has no relevance to any current storage needs in North Harbour. Such a structure, that just happens to be of solid concrete over the beach, makes one wonder if it is being built for a future permanent building. Once more, overdevelopment.

I ask you to please reject this proposal in all forms.
Peter C McDonald