
Sent: 17/03/2025 3:17:45 PM
Subject: DA 2024/1216 - Notice of Objection
Attachments: 250317 DA20241216.pdf;

Hello

Attached is my submission detailing my objection to the Proposed Development as amended.

Regards
Jonathan

Jonathan Trope
1/90 Lauderdale Avenue
Fairlight, 2094

DA2024/1216 as amended – North Harbour Marina
Lot 10 DP1192919 and DP793093 Gourlay Ave, Balgowlah

17 March 2025

To the Assessing Officer

Despite the amendments listed in the Applicant's revised and updated submission, I wish to register my strong objection to the proposed development, which threatens to disrupt the peaceful character of North Harbour Bay and impacts the local environment. The objections contained in my submission to Council on 29 October 2024 remain valid however I note the following specific issues resulting from the amended application.

Proposed 50m Navigation Channel

There is no need for this - 15m yachts have safely been accessing the Marina for years without the requirement of a 50m channel. There is adequate room between the existing moorings to navigate a 15m yacht. The only purpose of the 50m channel is to provide access and invite more large vessels into the bay, straining the area's natural balance and disrupting residents' enjoyment.

Environmental Impact

This impact of wash which disrupts silt and threatens seagrass has not been adequately addressed in the Statement of Environmental Effects, nor has noise and air pollution from generators been fully considered. Disruption to marine life is understated and recreational use of the bay is also at risk. Section 3 of the Waste management plan is incomplete and ignores the discharge of waste from operators.

Pump-Out Facilities

Lack of pump-out facilities on the East arm raises the risk of sewage discharge, particularly with more large yachts berthing at North Harbour Marina. Despite the comment by the Applicant, I am advised that the facility is not in operation.

Coffee Kiosk

The adjusted time of operation of a coffee shop is an improvement but water and waste management from the site has not been addressed. Music should not be allowed outside the hours of operation as this could impact residents' quiet enjoyment of the area. Additionally, the outdated and inadequate restroom facilities cannot meet increased demand and lack accessibility for all patrons.

Parking

Even now parking availability at the site is inadequate on weekends which is precisely when expanded operations at the Marina will occur.

I do not believe the updated version of the DA mitigates the many concerns expressed by the community

In my view, the development will negatively impact the appeal of the local area, residents' enjoyment and the environmental health of North Harbour and I request that Council denies the application.

Sincerely,

Jonathan Trope

1/90 Lauderdale Ave, Fairlight, 2094

17 March, 2025