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To: DA Submission Mailbox
Subject: Online Submission

18/11/2024

MR Cary Budd
46 - 46 Alma ST
Clontarf NSW 2093

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

Cary Budd
46 Alma Street Clontarf 2093
18 November 2024

Mr Maxwell Duncan - Northern Beaches Council

Dear Mr Duncan,

Re: Development Application DA2024/1216 - Gourlay Ave, Balgowlah

I am writing to express my strong opposition to the proposed North Harbour Marina development.

Below are the key reasons for my objection:

Mooring Adjustments for a Navigation Channel

- a. The development suggests the current moorings are unsafe for navigation and must be relocated or removed for a navigation channel. However, this seems unnecessary except for accommodating superyachts, which has no bearing on public boating safety.
- b. The plans are ambiguous about which Transport for NSW (TfNSW) moorings are affected. Many moorings appear on the channel's edge, and while some may not need relocation, the plans do not account for boats swinging into the channel in adverse winds.
- c. TfNSW moorings are in high demand, with wait times exceeding eight years. Reducing moorings to prioritise large vessels serves neither community interests nor fairness. Any moorings surrendered by the marina should return to the private mooring pool.
- d. If the superyacht berths are not approved, the navigation channel becomes unnecessary and should also be dismissed.

Superyacht Berths

- a. Superyachts, due to their size and height, are incongruous with the bay's scale and environment. Their significant windage and tonnage further exacerbate concerns.
- b. The presence of superyachts, including their bright and underwater lights and generator use, would disturb the tranquillity local residents currently enjoy. These environmental intrusions contradict the area's ecological zoning.
- c. The Statement of Environmental Effects incorrectly asserts minimal visual impact by ignoring the substantial effect of moored superyachts, which would dominate the small bay visually and environmentally.
- d. The marina lacks protection from southeasterly swells through the Heads, posing risks to large vessels. Existing infrastructure appears inadequate to secure superyachts, potentially requiring significant upgrades that could encroach on protected zones. While the need for berthing the growing number of Superyachts in Sydney, other 'suitable, more industrial'

locations are available and more suited compared to the impact of this proposal.

Additional Marina Berths

The Council must ensure all marina expansions comply with the Australian Marina Code, particularly regarding fairway widths, which the current proposal seems to violate.

Proposed Dinghy Storage Deck

- a. The deck design lacks practical functionality, with no provision for dinghy water access, making it impractical from inception.
- b. Despite claims that existing piles suffice, constructing such a large deck would necessitate new piles and removal of slipway rails, adding unaccounted costs and environmental impacts.
- c. The financial feasibility of this deck is questionable. Renting dinghy spaces alone is unlikely to cover the cost, suggesting ulterior motives like broader commercialisation (e.g., a restaurant).

Kiosk Proposal

- a. Without a commercial kitchen, the kiosk can only sell pre-packaged food, raising questions about plans to serve alcohol until 9 pm.
- b. The outdated toilet facilities, built in the 1960s, are inadequate to accommodate increased visitor numbers, lacking accessibility and struggling to meet existing demand.

Underestimated Development Costs

The proposal's estimated cost of \$257,500 appears drastically understated. Accurate, evidence-backed figures are essential for informed decision-making.

Misrepresentations in the Application

The application contains numerous inaccuracies and outdated references, such as the use of a 2008 management plan irrelevant to current operations. This underscores the need for rigorous Council scrutiny.

Given North Harbour's W2 Environmental Protection zoning, the proposal is inconsistent with the area's intended purpose and values.

I strongly urge the Council to reject this development.

Yours sincerely,

Cary Budd