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Subject: Online Submission

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RE: DA2020/0514 - 1 B Bolingbroke Parade FAIRLIGHT NSW 2094

I am writing in relation to the proposed development at 1B Bolingbroke Parade Fairlight, known as the Manly Boathouse. I have concerns about the proposals as well as the Development Application, which seems to be lacking in necessary information in the analysis of the some of the potential impacts of the proposals. As a result, I am registering my objection to the DA.

My wife and I are regular visitors to Manly, as year-round swimmers as well as walkers along the coastal Manly to Spit Scenic Harbourside Walkway and periodic visitors to the Manly Art Gallery.

My concerns include:

*The proposals seem to be more than "alterations or additions" to the existing uses of the site as a boatshed and passive boat storage, particularly with the addition of what seems to be a significant outdoor kiosk. The application appears to be moving the use from a small-scale boat repair or service operation for boat users to a larger scale commercial development. Given it is public land to be leased for a long period, the proposal should better take into account the impacts on the community's resource. As proposed, it will undoubtedly change the public amenity of the area, as well as of the surrounding neighbours. Therefore this larger development proposal should be considered as "designated development" and the scale, character and nature of the proposal should be more thoroughly assessed.

*Environmentally, the changes and expansion of uses have the potential to exacerbate litter and other waste management challenges (like grease trap waste) affecting the harbour and the walkway. I am also concerned with the potential impact on the sensitive ecology in the harbour, such as nearby seagrasses. This would include impacts from the potential use of chemicals in cleaning the new deck and outdoor kiosk areas and the disturbance caused by mooring of the new larger boats. In addition, there will undoubtedly be an increase in noise along the peaceful walkway, particularly given the proposal for 50 outside seats on the new deck and with the extended operating hours from 5 am to 10 pm and car doors opening and closing. Congestion and parking now in the area are difficult and there will undoubtedly be more people driving around trying to find car parking.

Based on this summary of my concerns, I believe the DA should be refused.