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**Sent:** 18/11/2024 9:21:57 AM

**Subject:** NORTH HARBOUR MARINA – DA CONCERNS Development Application Number: DA2024/1216

Hi Maxwell

Raising a few concerns Development Application Number: DA2024/1216

#### Acoustic Report

Council should consider the noise impacts of larger vessels AND a kiosk in the area surrounding the marina

#### Liquor License

There appears to be no management plan for North Harbour Marina to manage noise, events, parties etc and the impact this may have on the broader community

#### Proposed Channel

The proposed channel invites large vessels into the harbour, but there is not enough space to safely maneuver the vessels. There are 14 swing moorings on the northern side of the proposed channel and 13 swing moorings on the southern side of the channel - this plan assumes the vessels on swing mooring will not move across the channel during high winds.

#### Severe Weather

The North Harbour Marina is the only marina in Sydney Harbour that is directly exposed to the ocean being susceptible to gale force winds from the east, south east and predominant east coast lows. The movement of large (32m and 25m) vessels during inclement weather patterns poses great risk to life, neighbouring vessels and the surrounding environment.

#### Yacht Berthing & Visual Impact

Proposing to add 32m and 25m Superyachts to the marina is likely to impact surrounding residents in a multitude of ways including, but not limited to obstructing views from North Harbour Reserve to Quarantine Beach, residents from Balgowlah and Fairlight with views may have these views blocked by 3 to 4 story super yachts. Does the Visual Impact Statement within the Statement of Environmental Effects accurately represent the proposed marina berthing layout? Is the proposal consistent with the intent of the legislation in protecting the Sydney Harbour Foreshore amenity?

#### Risk to Passive Craft Users

North Harbour is a popular area for SUP, kayak, sailing, swimming and dinghy users. Vessels protruding past the T-Head on the eastern arm create a safety risk for smaller watercraft on blind corners and reduce beach access to North Harbour Sailing Club members.

#### Environmental Impact

Considerable impact to sea grass at the head of the bay from prop wash, vessel shadows. The depth is ~2.5m at the western end of T-Head. Foreshore erosion from excessive wash. No pump out facility for larger vessels entering the bay.

#### Damage to Beach East of North Harbour Marina

2 new 10m and 12m berths proposed on the eastern arm closer to the existing beach. Water depth appears insufficient at 1m without dredging which would likely increase beach erosion

and decrease the use of smaller watercraft. The 10m berth on the Eastern arm, closest to the shoreline appears to be outside of the applicant's lease area.

#### Parking Plan

Parking is already challenging in the Gourlay avenue parking area. There is no suggested improvement to parking to account for the increased demand that would occur if the applicant is successful.

#### Manly DCP

Council should review the DCP and responses per SEE as the proposal fails to address key concerns of the DCP in relation to amenity. Specifically, page 38 of the SEE does not adequately address the impacts of the proposal in relation to the DCP.

I trust you will strongly consider the significant impact the proposed plan will have on the local community, surrounding amenity and most importantly, the environment.

Kind Regards,  
Matt DeGaris