
Sent: 25/06/2020 5:30:20 PM
Subject: Online Submission

25/06/2020

MRS Margaret O Donnell
38 Eileen ST
North Balgowlah NSW 2093
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RE: DA2020/0514 - 1 B Bolingbroke Parade FAIRLIGHT NSW 2094

Dear Chief Executive Officer,

I am writing to formally express my objection to DA 2020/0514 which seeks development consent for: Alterations and additions to existing Boatshed and Marina (Manly Boatshed) including Demolition of Jetty, Wharf Deck and associated Structures; Modification of the Boat Shed Building, New Kiosk within Boatshed Building; Construction of a New Deck Level, New Passive Craft Storage and Tender Office; and New Floating Platform.

As a resident of Northern Beaches Council and regular user of the Fairlight walk, I am seriously concerned about the overdevelopment and commercialisation of this site. The submission downplays major changes both to the scale of the built form and proposed activities to the site that will have significant impacts on the amenity of the surrounding neighbourhood. Based on this, I am also critical of the categorisation of the works as an 'alteration or addition' when the submission clearly indicates that the work will bear all the hallmarks of a new build.

My concerns are as follows:

Parking, access and servicing: parking on Bolingbroke Parade is already extremely limited. All on-street parking spaces are required for residential dwellings. There is currently insufficient parking for visitors or locals wishing to use the Fairlight Walk. The proposal for 70+ seats at the Kiosk would account for a huge increase in vehicular traffic in the quiet residential street. This is not to mention the additional parking space that would be required by swing mooring customers and small craft customers.

Parking aside, the cul-du-sac at the end of Bolingbroke Parade is already difficult to turn around in. How will customer and service vehicles manoeuvre in this tight space, and how will this conflict with residents? The kiosk's opening hours until 10pm indicate that the venue is likely to operate as a restaurant, bar or venue for events such as weddings. Considering the lack of nearby public transport, and my own experience visiting similar venues, this would generate frequent Uber and taxi trips which would further congest the quiet residential street.

Loss of amenity for residents: the proposal for a Kiosk with late opening hours will create unacceptable noise intrusions for local residents. This is an extremely quiet, residential street.

The proposed external seating area will generate late night noise, as will vehicles and people coming to and from the site at night. I am also concerned about light spill from the outdoor kiosk.

Loss of natural amenity: The increased scale of the built form and intensification of activities on the site will detract from the natural beauty and serenity of the Fairlight Walk. Its prominent location along the walk will detract from beautiful, publicly accessible views of the water. Construction activities, increased vehicular and pedestrian traffic, management of dangerous goods, and marine vessel maintenance all heighten the risk of environmental degradation, particularly air and water pollution. The sensitive marine ecosystem is habitat for numerous species including little penguins, seahorses and seagrasses which will be impacted by increased activity on the site. The risk of any such impact on one of Sydney's delicate coastal ecosystems is unacceptable.

Change of character: The commercialisation of the site is not in keeping with the character of the area. The site is closely surrounded by residential homes, and the Fairlight Walk is a popular and much-loved place for exercise, family picnics and activities in nature. A commercial venue that offers little merit for the public domain yet negatively impacts the amenity of residents and users of the public space is not in any way in keeping with the objectives of the LEP and DCP.

I must reiterate my dismay that this submission, with its obvious non-compliance to the controls outlined in the LEP and DCP, could be considered on such a sensitive site, to the detriment of neighbours and public users of the Fairlight Walk, such as myself.

I strongly urge Council to refuse this DA.

Kind regards,

Margaret O'Donnell,

38 Eileen Street

North Balgowlah

NSW 2093