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**From:** tas twyman  
**Sent:** 18/11/2024 1:02:03 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Development Application DA 2024/1216  
**Attachments:** Davis marina DA 2024 1216 18 11 24.docx;

Dear NBC,

Attached a petition signed by six people with objections to DA 2024/1216

Yours faithfully

Tasman Twyman  
Chair SP66195

18/11/2024  
Strata Plan SP66195  
Unit 4 1 King Avenue Balgowlah 2093

Attention      **Development Assessment**  
**DA 2024/1216**  
Lot 10 DP 1192010 and Lot 1 DP 793093

**This is a Petition**

This is petition signed by ratepayers who are also residents of 1 King Avenue Balgowlah 2093. The six people who have signed this petition are all members of SP66195 Committee.

All responses should be sent to :-

Chair of Committee SP66195 Tasman Twyman Unit 4 1 King Avenue Balgowlah 2093.

**General comment**

North Harbour is unsuitable for large boats

North Harbour currently has two marinas and a considerable number of leased moorings some private some operated by the two marinas.

North Harbour is relatively shallow and consequently large boats are now not accommodated in the North Harbour.

This proposal has the ability to change that by providing accommodation for a small number of large boats which must have an impact on the ecology of the harbour and its marine life.

Large boats can be accommodated at the Spit marinas which are close to North Harbour and which already has large boats plus no residential properties close to the marinas.

The proposal includes a navigation channel which in not need with the current boats, but needed for larger boats which must intended by this proposal.

Parking and traffic issues are ignored - and must be considered before any DA approval is made.

Too Big - Existing business use in bushland setting

The existing marina has been able to continue its business due to history with existing use allowance.

This proposal will increase the marine activities associated with the marina as a business.

This proposal will facilitate a large increase compared to existing use and becoming more an industrial marine business.

This increased use will exacerbate the traffic and parking problems associated with this business. Plus, the DA has not offered solutions to additional parking and traffic issues from the increased use of the Marina.

Council is petitioned to reject the proposal based on large size of the proposed business, going from a medium sized marina to large industrial size marina resulting in more traffic, more noise, more parking problems, more potential pollution, more damage to existing fragile natural North Harbour.

## Specific comment

**Proposed restaurant**- We would prefer that the current situation should remain that is no change, no restaurant:-

However, if Council should approve a restaurant, then we request that conditions be imposed with the approval:-

- The restaurant be restricted to a café for breakfast and lunch – not dinner.
- Noise concerns, as noise travels very readily across the water.
- That there is no music, as noise travels very readily across the water.
- The venue is not be hired out for parties, as noise travels very readily across the water.
- Even then local residents are likely to hear noise from people talking during dining and other associated dining noises thru the day.

**Additions to marina**- We strongly oppose the marina increases which will be facilitated by the changes proposed, large decking area and storage for 72 dinghies, 9 new marina berths up to 15 metres in size adjoining two berths could accommodate 30 metre vessels - Quote *“designed to take two vessels or one large vessel”*, creating a navigation channel obviously needed for large vessels.

We consider that:-

- large boats are not suitable for North Harbour
- North Harbour is already fairly full of small boats and boat moorings.
- Large boats could result in people sleeping and occupying these boats night and day.
- Large boats may require motors with associated motor noises for moving the boats and for running the equipment on board plus safety equipment 24/7.
- Large boats could mean crowds of people and even parties of people.
- North Harbour is a shallow water way and large vessels in the Harbour would seriously damage the tranquillity and amenity of the water way.
- Manoeuvring these large vessels in the shallow harbour would stir up the Harbour bottom and cause turbidity and damage to the ecology of the harbour and degrade the marine life of North Harbour notwithstanding the reports provided, that suggest it could be OK.
- Building the extensions provides unnecessary risks for damage to North Harbour, notwithstanding the reports provided, that suggest it could be OK.
- A larger marina will result in increased traffic and parking problems. The proposal states that the SEE will address this in the future. This DA should address traffic and parking now ,not in the future. On this omission alone, the DA should be refused.

Signed by

Andrew Sekely and Anita Sekely  
Carol Read and Tasman Twyman  
Margaret Jackson  
Helen Crott

Unit 6 1 King Avenue  
Unit 4 1 King Avenue  
Unit 5 1 King Avenue  
Unit 2 1 King Avenue

