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29/10/2024

MR Barry Miflin
602/9 / THE VILLAGE UNIT 602 9 SYLVAN AV, BALGOWLAH NSW 2093 Sylvan AVE
Balgowlah NSW 2093
[REDACTED]

RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093

29th October 2024
Re DA2024/1216 Alterations to North Harbour Marina

To the Assessing Planner
Northern Beaches Council.

Dear Sirs,

I object to the submissions put forward by the new owners of North Harbour Marina contained in DA 2024/1216 on the grounds of Public Interest and Environmental impact

1.Public Interest

A. The request to build a superyacht channel down the middle of a narrow bay such is North Harbour on the grounds of improving public safety is a furphy in the extreme. All boats currently in the bay are on swing moorings and as such all swing in the one direction depending on breeze making it obvious to all users on the water (kayakers, paddle boarders, rowers, even swimmers) the area to navigate when on the water. The bay has held over 100 moorings for 75 years with virtually no public safety issues emerging. The only interest being served by the inclusion of a superyacht channel is that of the owner of North Harbour Marina. The public interest of the 100 plus mooring holders in the bay is being ignored. Also displacing a dozen mooring holders for the building of a super yacht channel in no way displays an interest in the community on any level. I recommend in the strongest possible terms that there be no acceptance by Council to allow a superyacht channel to be created in the bay. No superyacht channel will ensure no superyacht moorage on the two arms of North Harbour Marina

B. Licensed cafe/restaurant. A complete lack of regard for the local residents is displayed with a request to allow a licensed cafe to be constructed at the marina at the end of a dead end road (Gourlay Ave.). There is already a cafe located 300 metres from the marina on the Spit to Manly walk. To allow a cafe to be built at North Harbour Marina at the end of a narrow dead end road with no turn around would serve no purpose except to ramp up traffic generally in the area. To allow alcohol on site would see late night issues emerge in a residential area with no police presence.

2. Environmental Impact

A. Allowing superyachts to berth and moor on the arms of the marina serves no benefit to the community - a community that includes those who live locally, those who have a boat on a North Harbour Marina berth and everyone who has a boat on a mooring in the bay. However, a very real threat emerges when an East Coast Low forms with heavy seas coming straight down the bay from the open ocean which would affect huge vessels being tied off on the marina arms with massive windage. In times past the marina had a fuel operation which was closed down when the new (existing) marina was constructed. Mooring a couple of super yachts on the marina would see massive on-board fuel tanks replace the old fuel facility - potentially not a good idea should an emergency situation occur in the bay.

Superyachts with deep drafts and thrusters to navigate at low speeds would see the seabed seagrass and other marine plant life continually disturbed just by such large craft maneuvering in the bay

B. Dinghy Storage Platform

When the marina ran the "Runaround" service for a fee to access boats in the bay there was no need to contemplate the need for a 70 dinghy platform. North Harbour Marina, by wanting to build a concrete platform over the beach for the dinghies would add to reducing the natural beauty of the area and suggests other future building applications will be forthcoming for that site. The marina would be able to name their own price for dinghy access, something never required if the "Runaround" service was reinstated and something boat owners in the bay would be reluctant to participate in.

I feel at one with boat owners in the bay and the local community on both sides of the bay in requesting Council to reject all aspects of the North Harbour Marina DA proposals

Regards

Barry Mifflin