
Sent: 19/03/2025 1:23:11 PM
Subject: DA2024/1216 Alterations and additions to Marina facilities Submission
Attachments: 19 March DA20241216 response.docx;

Attention : Development Assessment Team

Please find attached our submission in relation to the amended DA2024/1216.

Kind regards,
Kirsten and Jon Dobell

19 March, 2025

Attention: Development Assessment Team, Northern Beaches Council

**Re: DA2024/1216 Alterations and additions to North Harbour Marina
Lot 10 DP 1192010 and Lot 1 DP 793093 Gourlay Avenue, Balgowlah**

Further to our objection lodged to council on 19 November, 2024, we maintain the following objections based on the amended application:

1. The inclusion of a navigation channel and the loss/moving of moorings

We categorically object to the implementation of a navigation channel and completely disagree with the applicant's statement that this is "much needed". We have had a boat moored in North Harbour for over 14 years and have never had an issue navigating it in the area. Our family also regularly kayaks, paddle boards and swims in the area and has never had any safety issues in the 15 years we have lived here.

Rather than increase safety, we would argue that the navigation channel will actually make it more dangerous as it will inevitably increase the number, speed and size of boats coming through the area. This will impact the users of small watercraft, vegetation and the wildlife in the cove. The current configuration requires a cautious speed and discourages unnecessary vessels from entering the cove.

Even though the applicant has reduced the maximum boat size that can be moored permanently at the marina, there would be nothing stopping a superyacht from using the channel and potentially mooring themselves there.

We are curious as to why the applicant is so strongly pushing for this when it is not needed for the maximum boat size that they have included in their application. It seems very much like a "thin end of the wedge" scenario.

2. Parking, traffic and waste management

The proposal states that there is negligible change to parking, traffic and waste management because there is no material change in the number of moorings. It fails to consider the impact of the extra 72 dinghy/kayak storage spaces and the café. It cannot be assumed that the people currently storing their boats and kayaks along the foreshore are going to be the ones who will now pay for storage at the marina. There will be additional users for this and the café who will add to the parking and traffic issues. The café will also significantly add to the waste in the area and this needs a proper analysis and management.

The assessment of the parking being done on a Wednesday in October is also inadequate. On weekends and over summer, parking for the area extends well beyond Gurlay Ave into surrounding streets. There is also no proper consideration given to the fact that Gurlay Ave has no footpath and is part of the Spit to Manly walk at high tide.

3. The removal of the slip way and

We reiterate that the loss of the slip way will mean that there will be no chance for any boat maintenance or repairs to occur in the area.

We would also like to bring to the council's attention the large number of positive responses lodged in the early days of the submission period. The council website states that a submission must "include the name and address of each person who is making the submission". The vast majority of these submissions have no address given and appear to be from out of the area with little or no connection to North Harbour or even the Northern Beaches. A number appear to be from colleagues and even

employees of the applicant or its parent company. The similarity in writing and the fact that they were submitted almost before residents were notified suggests a coordinated attempt by the applicant to manipulate the public response. We ask that council please take this into account when assessing the application.

Kind regards,

Kirsten and Jon Dobell
7 North Harbour St
Balgowlah. 2093