
Sent: 13/11/2024 4:43:07 PM
Subject: DA2024/1216 - Submission
Attachments: 241112 Good for Manly Submission - North Harbour Marina DA 121124.pdf;

For the attention of the Assessing Officer - Maxwell Duncan

Dear Mr Duncan

As Secretary of Good for Manly, I have been authorised to submit the attached objection to DA2024/1216.

Kindly confirm receipt.

Regards
Jonathan

Jonathan Trope
Secretary
Good for Manly
28 High St
Manly 2095



DA2024/1216 – North Harbour Marina Development

Good for Manly strongly objects to this proposed development, which threatens to disrupt the peaceful character of North Harbour Bay and impact the local environment.

Alarmingly, this updated proposal neither replaces nor formally revises the original DA, and we are yet to receive confirmation that it has been presented to Council for formal review.

Our specific concerns with the initial Development Application (DA), as well as the revised proposal many residents received in late October, are outlined below:

Zoning Concerns

As an area designated W2-Environmental Protection, North Harbour Bay is intended to be safeguarded from developments that compromise its environmental integrity. This proposal appears inconsistent with the very purpose of this zoning.

Proposed Navigation Channel

The plan fails to consider that yachts on swing moorings may swing into the proposed navigation channel, particularly under strong South/South-Easterly winds. This creates a clear safety issue that has been overlooked.

Environmental Impact

Large vessels produce wash that disrupts silt and threatens seagrass. This impact has not been adequately addressed in the Statement of Environmental Effects, nor has the noise and air pollution from generators been fully considered. Additionally, with sightings of seals, turtles and dolphins in the bay, the potential disruption to marine life is understated. Recreational use of the bay is also at risk, yet this impact is not addressed in the proposal.

Revised Informal Proposal

Under the informal proposal, the number of 15m yachts would increase from one to four, while both the East and West T-heads could still accommodate large 32m and 25m yachts. This would inevitably draw more large vessels into the bay, straining the area's natural balance and disrupting residents' enjoyment.

Plan Accuracy

The Applicant's Plan inaccurately represents the distance between the East and West arms, which is non-compliant with AS 3962 standards. Such inaccuracies undermine confidence in the proposal's feasibility.

Pump-Out Facilities

A proposed lack of pump-out facilities on the East arm raises the risk of sewage discharge, particularly with more large yachts berthing at North Harbour Marina.

Kiosk

The current building is ill-suited to house a commercial kitchen, limiting it to pre-prepared food—yet the proposal includes service of alcohol until 9 p.m. This could impact residents' quiet enjoyment of the area. Additionally, the outdated and inadequate restroom facilities cannot meet increased demand and lack accessibility for all patrons.

Development Costs

The estimated cost of \$257,500 appears significantly understated, warranting a full financial review.

Given the overwhelming concerns expressed by the community, we believe this proposal requires a thorough analysis, considering all potential impacts on residents' enjoyment and the environmental health of North Harbour Bay.

Sincerely,

Jonathan Trope
Secretary
Good For Manly