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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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17/03/2025

MR Andrew Dixon  
19 - 19 King Avenue ST  
Balgowlah NSW 2093  
[REDACTED]

**RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093**

North Harbour Marina (Davis Marina) DA2024/1216  
Submission from Andrew Dixon & Christina Davidson, Residents,  
19 King Avenue, Balgowlah NSW 2093

This is our second submission regarding the above application.

In response to the amended DA for North Harbour Marina, we note that despite the applicant reducing the requested boat size to 15 metre the application still includes a request to implement a 50 metre channel. We do not think that this is at all necessary and wonder what the motivation of the developer is to continue to include the request. Perhaps, as is often the case they wish to increase the boat size in the future. This channel is the reason they give to remove swing moorings further impacting the local boat owners. The applicants have already removed the tender service and taken away the maintenance facilities of this local marina.

The channel will increase the likelihood of reduced safety to kayakers, fishermen, paddleboarders, swimmers and small boat users in this small bay. The threat to the environment should they deem it necessary to dredge this channel in the future will be substantial. This area is very close to the North Harbour Marine sanctuary protecting fish breeding seagrass and turtles.

Maritime NSW is recalcitrant in granting leases to developers who disregard their local community. Northern Beaches council's first responsibility is to the local ratepayers, not interlopers representing their own backpockets.

There is minimal parking for a café of any size greater than 20 patrons and the noise factor to local residents, particularly the noise carry across the water, will significantly impact the tranquility of this area.

We object to this development with the current amendments. The Council should too.

Regards  
Andrew Dixon and Christina Davidson