



## **APPENDIX D: Aboriginal Heritage Referral – Letter of Response from GSA Planning**



OUR REF: 23396

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Maxwell Duncan  
Development Assessment – South Team  
725 Pittwater Road, Dee Why NSW 2099 Australia  
Email: [maxwell.duncan@northernbeaches.nsw.gov.au](mailto:maxwell.duncan@northernbeaches.nsw.gov.au)

gsa planning

95 paddington st, paddington nsw 2021  
ph: 02 9362 3364 fax: 02 9362 3073  
email: [info@gsaplanning.com.au](mailto:info@gsaplanning.com.au)  
[www.gsaplanning.com.au](http://www.gsaplanning.com.au)  
ABN 89 643 660 628

**Attention:** Aboriginal Heritage Office

Dear Sir/Madam,

**RESPONSE TO THE REQUIREMENT FOR DUE DILIGENCE ASSESSMENT  
NORTH HARBOUR MARINA (GOURLAY AVENUE)  
ALTERATIONS AND ADDITIONS TO THE EXISTING MARINA**

This Letter has been prepared on behalf of Addenbrooke Pty Ltd by George Karavanas Planning Pty Ltd (trading and hereafter referred to as GSA Planning). GSA Planning has expertise in Urban Design, Environmental & Traffic Planning. The Aboriginal Heritage Office has recommended a preliminary archaeological assessment be undertaken by a qualified Aboriginal heritage professional for DA2024/1216 at North Harbour Marina, based on the following requisites:

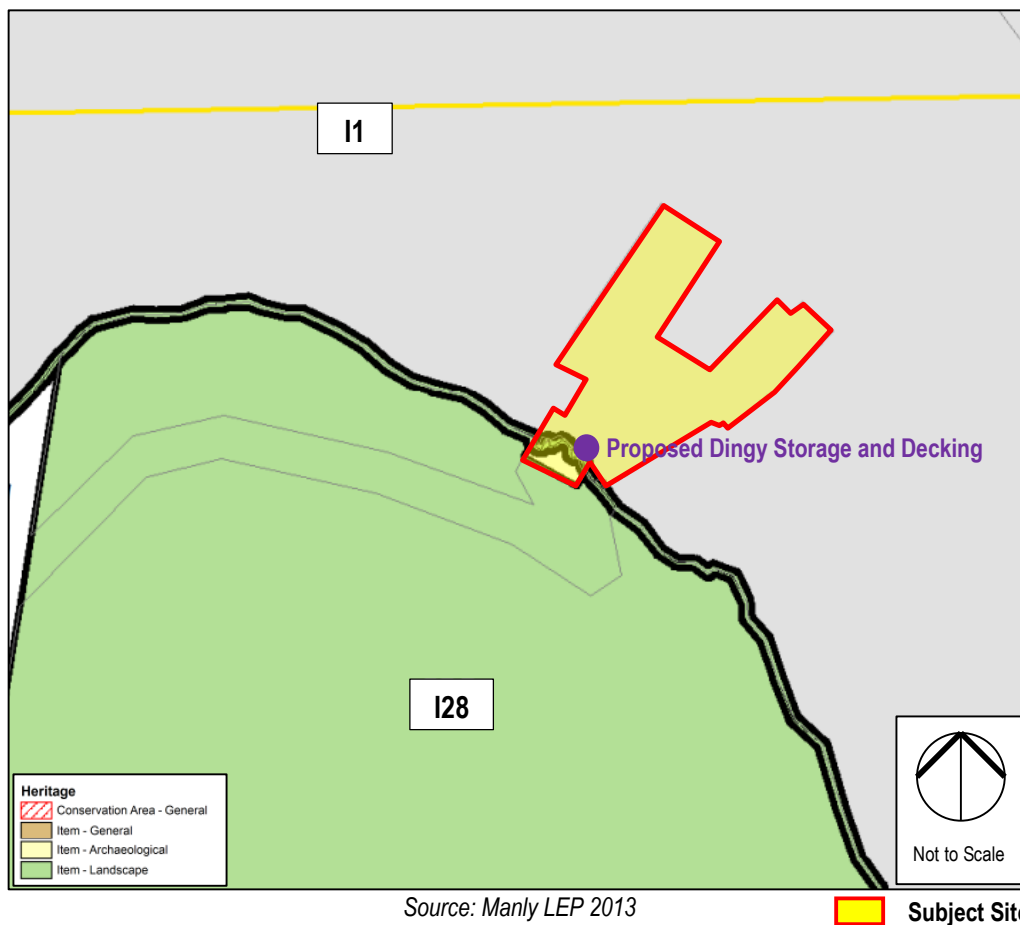
- A number of registered Aboriginal sites are located within 200m of the subject area.
- The subject area includes archaeologically sensitive landforms defined in the Due Diligence Code of Practice including lands within 200m of a watercourse.

However, we do not deem this assessment to be necessary based on the proposed scope of alterations and additions, outlined as follows:

- Removal of ten (10) commercial swing moorings and relocation of four (4) private swing moorings;
- Provision of nine (9) additional berths across the existing eastern and western arms;
- Removal of two (2) slipways and replaced with seventy-two (72) dinghy racks with associated decking; and
- Facilitation of a new kiosk with the associated deck extension to the existing Marina Building.

The proposed works do not involve excavation or dredging and are situated below the Mean High-Water Mark (MHWM) with the exception of a portion of the proposed dingy storage and associated decking. In any case, these structures are situated on existing foundations at a distance from the foreshore and to areas which have already been developed. In fact, by removing the existing unregulated and illegal foreshore dinghy storage, which is untidy, the overall appearance of the foreshore is improved. On this basis, the proposed works are unlikely to impact upon sensitive landforms.

As per the Manly Local Environmental Plan (LEP) 2013, the subject site is not located within 200m of an identified archaeological site (see **Figure 1** on the following page). However, it is noted that the site is located within 200m of a registered landscape site - I28 'Wellings Reserve', where a portion of the proposed dingy and associated deck may sit within (see **Figure 1** on the following page). It is also noted that the proposed works partly sit over the heritage listed 'Harbour Foreshores' – I1 (see **Figure 1** on the following page). Notwithstanding this, the proposed dingy and associated deck works pertain to existing structural foundations and provide a visual improvement from the existing slipway structures at this location. It is on this basis that the proposal is unlikely to have an impact on these Aboriginal sites and is considered tolerable.



**Figure 1: Located of Proposed Decking to Registered Heritage**

Based on the key works listed above, including the existing and proposed structures on the land, we do not believe the preparation of a preliminary archaeological assessment is necessary. Therefore, on this basis, we would like Council to reconsider this request.

We trust this information is of assistance to you. Should you require further information, please do not hesitate to contact our office.

Yours faithfully,

George Karavanas  
**MANAGING DIRECTOR**

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