



28th January 2024

Meredith Morris
Transport for NSW
PO Box 973
Parramatta CBD 2124

Dear Mrs Morris,

REQUEST FOR PTL FOR NORTH HARBOUR MARINA ALTERATIONS AND ADDITIONS

North Harbour Marina Pty Ltd, would like to carry out an extension to North Harbour Marina (formerly Davis Marina) at Gourlay Ave, Balgowlah.

The marina was approved by Council under DA86/08 in July 2009. The marina redevelopment has subsequently taken place.

An outline of the development is provided below.

1.0 PROPOSED DEVELOPMENT

The proposed project includes the following elements:

- Relinquishing 10 swing moorings.
- Removal of 4 soft stand berths.
- Installation of 9 floating marina berths connected to the existing marina arms.
- Proposed berths will range in size from 8m to 15m.
- T-Head berths will be designed to take two vessels or one larger vessel depending on occupancy.
- Increased external decking in front of existing building.
- Marina Café within existing building with external seating on deck that will be ancillary to the existing marina use.
- Expanded deck with Dinghy Racks (72 spots) over existing slipway.
- Removal of slipway rails.

Boat Storage Breakdown

Size	Existing	Proposed	Change
8m	0	2	2
9m	0	3	3
10m (including soft stand)	6	4	-2
11m	0	1	1
12m	24	26	2
13m	0	1	1
14m	4	5	1
15m	0	1	1
Pumpout/Destination Berth	1	1	0
Total Berths	35	44	9
Moorings	51	41	-10
Total Boat Storage	86	85	-1

An indicative plan of the proposal is part of Attachment 1.

The proposal is permissible with consent under Section 6.38 and the Special Purposes Map – Sheet SPM_002 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Northern Beaches Council is the determining authority. In addition to being designated development, the proposed development will also be Integrated Development as in addition to development consent the alterations and extensions to North Harbour Marina will require the following approvals:

- A license under the *Protection of the Environment Operations Act 1997*
- A permit under the *Fisheries Management Act 1994*
- A permit under the *Water Management Act 2000*

Environmental Planning Issues

The SEE will be prepared in accordance with the relevant planning instruments and statutory requirements including:

- *Environmental Planning and Assessment Act 1979*
- Environmental Planning and Assessment Regulation 2000;
- Sydney Harbour Foreshore DCP 2005;
- Resilience and Hazards SEPP 2021; and
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.

The SEE will look into the following issues:

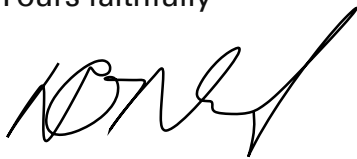
Potential Impact	Comment
Aquatic Ecology	Existing mapping shows that there are no sea grass beds in the area of the marina additions. The permanent removal of 7 swing moorings is from a general area identified as not having sea grass beds because of the depth of water.
Traffic & Parking	A full assessment of the Traffic and Parking impacts have been undertaken and will be based on `parking rates which have been accepted by several Council's and the LEC.
Marine Safety & Navigation	The removal of swing moorings from around the marina will lead to an improvement in the Marine Safety & Navigation.
BCA Requirements	The proposal will investigate any potential BCA requirements.

It is envisaged that consultant reports will draw on the reports previously prepared for the site.

Having regard to the above we ask Transport for NSW to grant Permission To Lodge to North Harbour Marina Pty Ltd for this DA.

Should you have any queries about this matter, please do not hesitate to contact me on 9327 6339 or ned@oneil.net.au.

Yours faithfully



Ned O'Neil
Director

Encl. Attachment 1- Proposed Development Plans