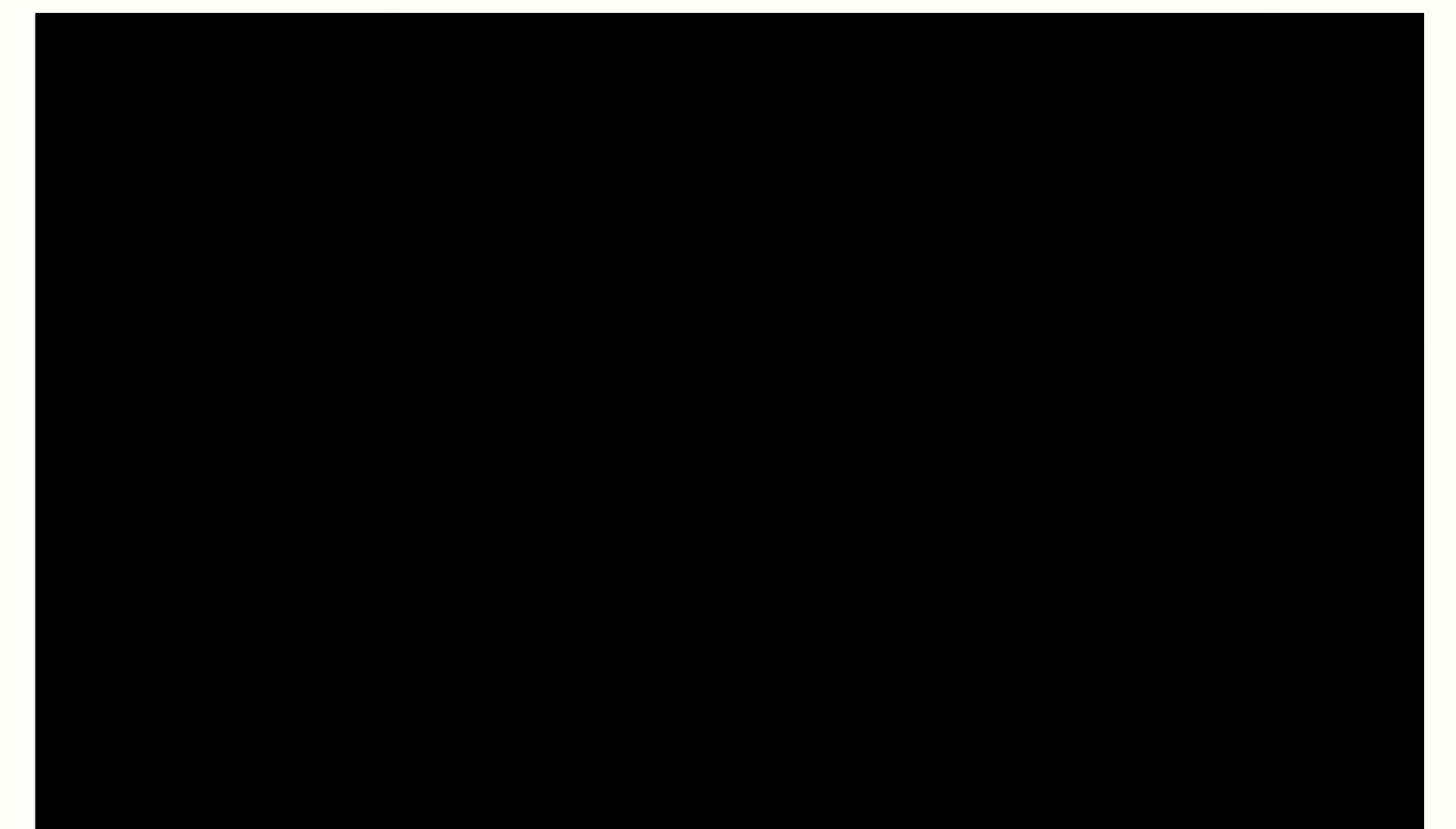
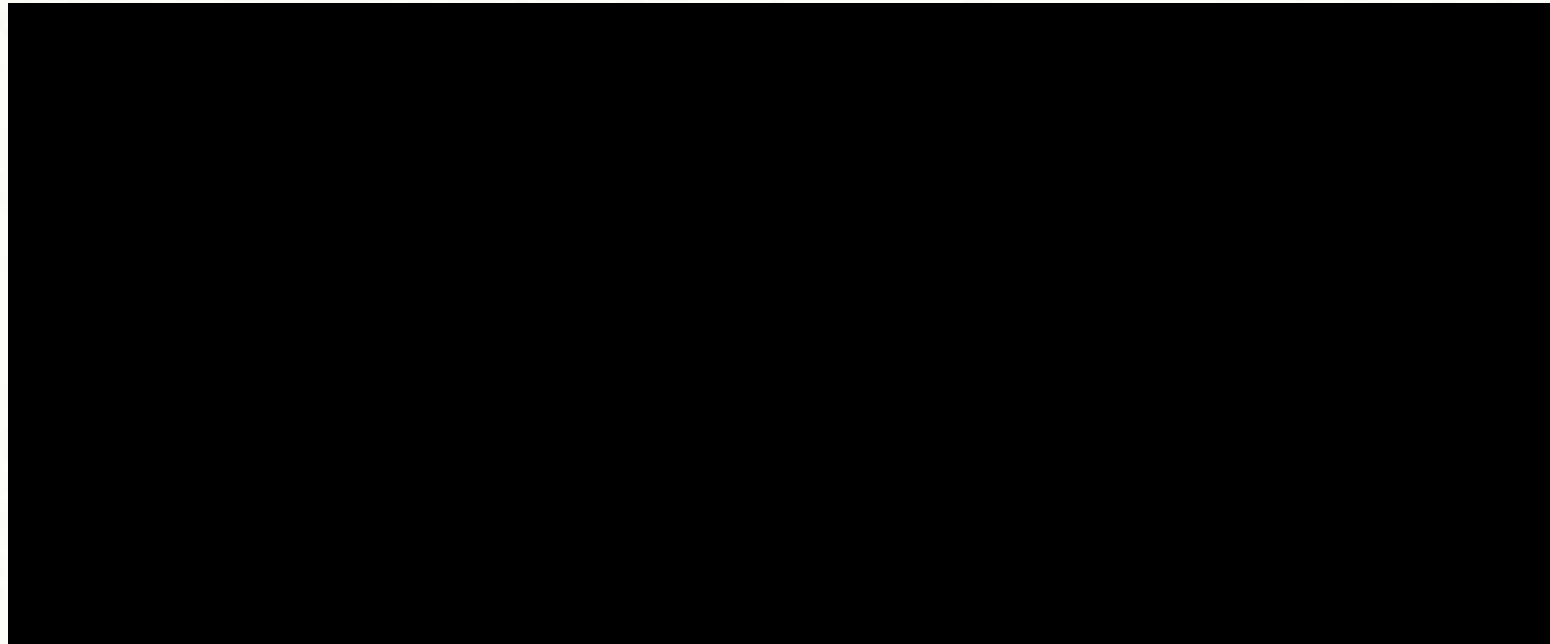


LETTER OF OBJECTION

23 September 2011

Applicant: Dolans Bay Marina Expansion (MPI0-0017)

Objections to Marina Expansion By:



Dear Sir/Madam,

We strongly object to the proposal, Dolans Bay Marina Expansion (MPI0-0017) on the following grounds.

BACKGROUND

Twelve months ago we purchased our dream house, 96 Parthenia, overlooking the beautiful Dolans Bay.

We both love many water sports so access to the water was very important to us. In addition [REDACTED] works from home so having a quiet and stunning outlook was critical in our decision to purchase.

Several weeks ago we received correspondence outlining the proposed expansion of the Dolans Bay Marina which is planned to consume the majority of Dolans Bay.

The proposal left us both shocked and devastated.

We couldn't understand why anyone would want to turn such a beautiful clean little bay used often by the public into a huge ugly dirty boat car park for the benefit of only the owners and a few select people wealthy enough to afford a berth.

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SIZE AND SCALE OF EXPANSION

Dolans bay is already at full capacity, any further expansion of the marina will be disproportionate to the rest of Port Hacking and will have a devastating impact on the bay.

The proposed increase in size and area of the marina will result in the majority of the public waterway in Dolans Bay being consumed by the Marina which is extreme.

The Marina will significantly restrict the community's use of this protected pristine Bay for recreational purposes.

The expansion will only be to the benefit of the owner, purely for financial gain. There is no benefit to the public who use the waterway.

There is nothing in this proposal to compensate and/or benefit the residents and community.

The entire proposal will detract from the ambience of the Bay.

The proposed development is quite ugly and will interfere with our and other resident's views and thus affect the value of our property. No compensation is

offered by the marina owner.

RESTRICTION OF ACCESS TO PRIVATE WATERFRONT PROPERTIES

Access to private jetties/pontoons and boatsheds on the eastern and western side of Dolans Bay will be significantly restricted.

Movement of boats within the expanded marina will create considerable more wash and noise with 53 more berths.

██████ and I love to swim and kayak. We will no longer be able to swim in the deeper water directly in front of our property and it will be dangerous launching our kayaks as the entire width of deepwater between our boatshed and the inner arm of the marina will be turned into a transit lane as boats access properties on the western shore, berths on the inner arm and any boats wishing to refuel, located on the western side of the inner arm. We have young relatives who we look after on occasion and so it will be hazardous for them as well when enjoying the water.

NOISE

With the increase in the number of berth and boat activity, both street and waterfront noise generated by people visiting and using the marina will be significantly increased.

As the marina is located in a residential area and small enclosed Bay, increased noise would impact on the Bays serenity and residents quite enjoyment of their property.

The marina can operate 24 hours/7 days a week.

██████ works from home often 7 days a week. We are scared that the Marina expansion will significantly impact her ability to work at home due to the increased levels of noise. I work long hours and don't want to get home to be kept awake by boats returning late at night.

TRAFFIC/PARKING

The marina's driveway access is on a blind narrow corner with limited visibility with street parked cars.

Only 10 parking places are currently provided at the existing marina.

Not one additional parking place is provided for in this proposal.

There are 53 new berths provided for in this proposal! This cannot be acceptable. The proposal is totally dependent on street kerbside parking which is already at a premium for neighbours own vehicle parking and marina patrons' vehicles on weekends.

Parthenia Street is a narrow single lane traffic flow street requiring drivers to juggle to pass when cars are parked on both sides of the street. Additional traffic movements create a road safety issue for users and add to congestion.

Furthermore buses access Parthenia St on their routes, any further traffic parking in the street will make access for buses very dangerous.

Visibility for residents existing driveways is already severely impacted by the current street traffic and vehicles parked. This development will make this worse and creates a traffic safety issue with increased traffic movements.

Service vehicles such as fuel deliveries, marine servicing vehicles, garbage trucks will impact on noise, parking and road safety.

Our drive way exits onto Parthenia Street on the low side of a bend. It's very difficult to see even when there are no cars parked nearby. At the best of times street parking turns Parthenia into a single way street and when you have buses and towed boats using the road it's extremely dangerous. The introduction of significantly more berths at the Marina without any additional off street parking is completely unacceptable and will increase the number of cars parked in the street and the number of cars and people attempting to access the marina. We are concerned that the expansion will significantly increase how dangerous it is to enter and exit our property and fear that we or a 3rd party will have a serious accident as a consequence.

VISUAL IMPACT

Dolans Bay is a small enclosed pristine Bay and the existing marina is in scale with its surroundings.

To increase the waterway area occupied in the proposal by 280% over the existing marina would totally destroy the visual ambience and serenity of the Bay.

The marina will effectively dominate the view of this small Bay and its surrounding environment.

The tranquil surrounds and natural bush land beauty of the Bay will be totally lost. Boats in a marina create a visual bulky fixed mass as opposed to vessels moving and spaced out on swing moorings.

A key reason for us choosing to purchase on Dolans Bay was finding a location with a beautiful view that we could enjoy especially as [REDACTED] works from home.

The current marina is sufficiently small that it doesn't impede on our view where as the proposed expansion would consume the majority of our view of Dolans Bay. We don't want our tranquil view of Dolans Bay and the moored boats gently dancing in the breeze to be replaced with a high density car park of boats.

MARINA ACCESSIBILITY

The steep sided nature of Dolans Bay does not lend itself to easy marina access and off street parking. The current access and parking are inadequate for 29 berths and 22 swing moorings. The proposal does not provide for any upgraded access to cater for 82 berths.

The existing steep and narrow stairs and 24 year old 2 person inclinor is the only means of access to the marina.

NAVIGATION IN THE BAY

With more boating congestion and boat movements into and out of the Bay, public boat ramp use at Wally's Wharf will be restricted, confined and a navigation safety issue.

Paddle skis/kayaks and putter boat recreational activity and mobility will be severely impacted and restricted around the shore line of the Bay.

Water level view ambience will be lost.

Recreational fishing area in the Bay will be greatly reduced.

Where will displaced marina and private mooring owners relocate their boats?

Dolans Bay has demand for moorings. There is a waiting list of 31 applicants with NSW Maritime for swing moorings NOT MARINA BERTHS at exorbitant cost to boat owners.

We love to kayak around Dolans Bay and I love to fish around the bay. The proposed Marina will make it completely impossible to travel around the bay forcing us to kayak and fish elsewhere.

ECOLOGY

Water quality for marine life will be impacted with the increased concentration of boats and their movement and associated exhaust pollutants and bilge waste.

There is no sewerage pump out facility at the marina for boat sewerage waste.

The natural tidal flow and flushing of the Bay will be impacted on by such a large structure.

The existing marina's past environmental compliance has been extremely poor with legal action taken by Council for slipway environmental issues. This shows the total lack of concern for our Bay and environment by the marina owners.

We love swimming and I love to fish in the bay. We'll no longer feel safe swimming or want to eat fish caught in Dolans bay due to the increased concentration of pollutants in the bay caused by more boats in the bay and the marina structure capturing the pollutants in the bay.

FIRE RISK

We'd like to express our concern about the safety and in particular the fire risk associated with the current Marina and the increased risk of the proposed expansion. With so many more boats tightly clustered together and in close proximity fire risk is knowingly increased.

Access to the Marina from the street is very poor, evidenced by a previous fire that destroyed the original boatshed.

Our boatshed and property including a dense leafy backyard are in close proximity to the inner arm and any boats that may catch fire. We are concerned that a major fire at the marina could result in our boatshed and property catching fire and being significantly damaged or destroyed.

DEVALUATION OF PROERPTY VALUE

The proposed marina expansion has so many material impacts to the community and local residence, the expansion will result in a devaluation of the suburb and of our property.

Being new home owners and in the midst of difficult financial times we simply can't afford this and feel it's completely unfair that the Marina owners will profit significantly from the expansion while local residents including ourselves will be financially disadvantaged.

FINAL NOTES

1. We do not want our names to be available to the proponent, these authorities or on the department's website.
2. We have no reportable political donations to declare

Kind Regards,

