
From: Glenn Moore
Sent: 17/09/2023 2:32:30 PM
To: Adam Croft
Cc: Council Northernbeaches Mailbox
Subject: Development Application (DA2023/0951) lodged by Royal Motor Yacht Club (RMYC), 46 Prince Alfred Parade, Newport.
Attachments: Submission re Development Application - DA2023-0951 lodged by RMYC, 46 Prince Alfred Parade, Newport - Sept 2023.docx;

Dear Adam,

Please find attached my submission to NBC related to this proposed extension to the club house. Whilst I do support the overall proposal, I do think significant improvements could be made.

With the development likely to be one of the largest on the foreshore of Pittwater (\$10.2M), I truly see this as a landmark case that will likely determine both current and future developments around Pittwater. We often hear the rhetoric about the need to maintain/protecting the beauty of Pittwater, well I believe this is the perfect opportunity for NBC to draw a line in the sand and demonstrate that it means business.

There is no reason that we must accept that an ugly and outdated Lift and Lift Shafts needs to be retained when modern, more efficient, safer, and less obtrusive versions are readily available.

Please read my submission to see the improvements that could be brought to this development and feel free to reach out if you would like more detail, explanation, or even to visit the surrounds of the RMYC.

Best regards,

Glenn

Glenn Moore | Director



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30 Prince Alfred Parade
Newport, NSW 2106
17th September 2023

Dear Sir/Madam,

I am writing about the Development Application (DA2023/0951) lodged by Royal Motor Yacht Club (RMYC), 46 Prince Alfred Parade, Newport.

RMYC appear to have put considerable thought and research into the desires, wants and requirements of the club's current and future membership. Further RMYC engaged (Nov 2022) local residents relatively early in the process – about 5 weeks after the club had met with NBC for a pre-lodgment meeting (August 2022).

Interestingly some of the key items of issue for NBC: listed in the pre-lodgment meeting on 22nd August 2022), were also of concern to local residents, as discussed in our meeting (4th November 2022) notably:

1. Appearance
2. Noise
3. Parking
4. Increased Membership
5. Current Building Height - Existing Lift Shaft
6. Foreshore Building Encroachments
7. Opening Hours

A copy of a letter from local residents was sent on 9th November 2022 to the club's CEO and Commodore and is attached.

As a local resident, overall I believe that the plans have merit (design, location, noise minimisation, club clientele) but they don't sufficiently address a key NBC requirement of the Pre-Lodgement process:

“The proposal must consist of a high quality built form and demonstrate a visual improvement to the foreshore character”

For such a significant construction program proposed by the club, our community would like to see the following improvements.

1. Removal of the existing Lift and Lift Shaft and replacement with a modern unit.

The proposal is required to maintain the visual character of the locality and minimise visual impact to the natural environment when viewed from the waterway or public reserve.

Further...

Pittwater LEP, the Foreshore Building Line requirements and State Environmental Planning Policies require:

- It be assessed against the requirements with relation to the impacts upon the visual and scenic qualities for the foreshore area and consideration the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.
 - Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve
 - the 8.5m maximum building height.
- The Lift Shaft built in the 1960s in anyone's eyes is truly an eyesore. A carbuncle on the shores of Pittwater.



- Both the NBC and RMYC have highlighted that the current Lift Shaft is 4m above the permissible building height at 12.5 meters.
- This is a non-compliance of 47%.
- This was a discussion point during the meeting with residents. The CEO stating the only reason it could not be replaced with a new lift was money.
- Note in this new development the RMYC will be installing a new lift closer to the main entrance of the club – so why not install two new lifts – new technology would then enable the existing 4 meter non-compliance to be removed – beautifying Pittwater for all!
- As touched on earlier, NBC states in the Pre-Lodgment Meeting – *“The proposal must consist of a high quality built form and demonstrate a visual improvement to the foreshore character”* - Removing the lift shaft is the perfect opportunity. If the club's budget has not allowed for modernizing the existing lift, to complement the other works proposed, then do away with the outmoded lift and demolish the offending tower.

2. Eliminating Illegal Parking

Ongoing illegal parking continues to occur in the summer months along Prince Alfred Parade. In general this occurs when a high number of boating members are using their vessels and parking in the lower carpark, use of the swimming pool is at a premium thus upper carpark is full and then in addition people are using the café and bars. In the majority of cases those attending the club and unable to park will then illegally park on the council strip on the western (but sometime also on the eastern) side of the road. In so doing, these illegally parked cars then force pedestrians to walk on the road. This is extremely dangerous around the high-speed sweeping bend between 30 and 40 Prince Alfred Parade and also near the blind crest of the hill between 10 and 20 Prince Alfred Parade. These illegally parked cars also make it extremely difficult and hazardous for residents to enter and exit their driveways.

We (residents of Prince Alfred Parade) have written on numerous occasions to Northern Beaches Council, Northern Beaches Councillors, State and Federal MPs requesting action and to minimize the likelihood of a pedestrian accident occurring. The ideal solution would be the installation of a footpath and a continuous 90° hard curb between 2 and 46 Prince Alfred Parade, thus eliminating the option to illegally park.

This may also encourage more people to actually walk from neighboring streets to the RMYC instead of taking their cars.

Maybe this is something the RMYC could consider funding as good neighbours and in the spirit of giving back to the community?

In the 2017 Land & Environment Court Case - Royal Motor Yacht Club (Broken Bay) Pty Ltd v Northern Beaches Council the ruling included:

The club's car park currently provides 285 car parking spaces. With some reorganisation, the car park can provide 289 car parking spaces, including 4 disabled spaces.

RMYC and the Council also agreed on conditions limiting the number of people attending an event held in the function rooms at the club (to 270 people) and restricting the holding of any additional event in the function rooms at the same time as club events are held on the opening of the sailing season, the Timber Boat Show, New Year's Eve (pm functions) and Christmas Day.

The traffic experts also recommended other conditions be imposed including:

- (a) the removal of signs restricting the use of certain car parking spaces (such as for club directors and officers), thereby making these spaces available for use by members and guests;
- (b) restricting the period of time that casual berths at the marina can be used, thereby minimising the demand for car parking by users of the casual berths;
- (c) prohibiting commercial vessels (such as those offering entertainment or recreational tours) picking up or dropping off passengers at the club's marina, thereby avoiding such passengers parking at the club.

The latest Traffic Impact Assessment Feb 2023 states there are now 282 car parking spaces.

It is worth noting that matching the carparking occupancy survey and the weather (<https://www.timeanddate.com/weather/@2155412/historic?month=1&year=2023>) on the same day should be considered, to establish the pertinence – or impertinence – of the information provided.

- (a) Friday 6th Jan 2023 – a cool and wet day with a maximum temperature of just 19°C, so not surprising that not many people were at the club.

12:00 pm		19 °C	Rain showers, Partly sunny.
12:30 pm		19 °C	Rain showers, Broken clouds.
12:43 pm		18 °C	Lots of rain, Partly sunny.
1:07 pm		19 °C	Rain showers, Partly sunny.
1:30 pm		18 °C	Lots of rain, Partly sunny.
2:00 pm		18 °C	Rain showers, Broken clouds.
2:39 pm		18 °C	Lots of rain, Broken clouds.
3:00 pm		16 °C	Sprinkles, Cloudy.
3:12 pm		18 °C	Sprinkles, Broken clouds.
3:30 pm		19 °C	Sprinkles, Broken clouds.
4:00 pm		19 °C	Sprinkles, Broken clouds.

- (b) Sunday 8th Jan 2023 – a brighter day but still cool with maximum temp of just 22°C.

12:00 pm		22 °C	Scattered clouds.
12:30 pm		21 °C	Scattered clouds.
1:00 pm		22 °C	Scattered clouds.
1:30 pm		22 °C	Scattered clouds.
2:00 pm		22 °C	Passing clouds.
2:30 pm		22 °C	Passing clouds.
3:00 pm		22 °C	Passing clouds.
3:30 pm		23 °C	Passing clouds.
4:00 pm		23 °C	Passing clouds.

Neither of these days would be a true representation of a typical warm Sydney summer day, the days when car park capacity continues to be challenged.

3. Plan of Management - Operational

In reading the plan of management, lodged as part of the DA, it is unclear what parts of the club operate at different times and whether this changes day-to-day, month-to-month, by season or by individual function.

It would be great to have a small table documenting exactly, times for each populated RMYC space. For instance:

	Current	Proposed
Overall Club	Mon-Sun: 8am – 12 Midnight	
Marina	Mon-Sun: 8am – 12 Midnight?	
Pool		
Fuel		
Lounge Bar		
Main Bar		
Café		
Restaurant		
Function Room 1		
Function Room 2		
Outdoor Functions (Lvl 2)		
Amplified outdoor music		
others		

Notwithstanding, I would assume most neighbours would most likely see no reason why the hours of current operational across all areas of the club would remain unchanged. Although we would like to see the table above populated so that we can see clearly current and proposed trading hours.

4. Building Appearance of Current Buildings

Neighbours closest to the club would be keen to ensure that the RMYC undertake an upgrade in the appearance of the following buildings:

1. The exterior walls on the Eastern elevation of the current club house should be finished (rendered) and painted with the same colour as the exterior walls of the other three elevations (South, West and North)
2. The exterior walls on the original club house (circa 1935) and attached games room should be painted with the same colour as the exterior walls of the main clubhouse.
3. The terracotta roof tiles on the original club house (circa 1935) and roof on attached games room should be painted with a colour in keeping with the colours used in the redevelopment.
4. The exterior walls and roof of the slipway boat repair facilities should be painted with the same colour as the exterior walls of the main clubhouse.
5. Removal of current and ensure no further air conditioning units are placed on the roof of the current club house.

Whilst these buildings may not be seen by the majority of club members or patrons, they form a large part of the outlook for the RMYC's closest neighbours. Thus once again, we think this would be a neighbourly undertaking by the club to improve the outlook, which its built form imposes on the immediate neighbourhood.

Finally mention has been made by the club, but it cannot be seen in the DA documentation, of the installation of solar panels on the roof of the existing club. As in the above, we would like to see details of any proposal that may cause a visual impact due to:

- a) size and location
- b) reflection and glare

5. Elimination of Gaming Machines

Whilst it is understood that gaming machine use is not covered in local planning decisions, it is noted that in the RMYC submitted Statement of Environmental Effects in the introduction on page 6 it states:

"The club has undergone a shift in its operations to appeal to a broader section of the local community with a reduced role being played by gambling and alcohol consumption."

It would therefore be great to see the club deliver – and be seen to be genuine about – this statement, by removing all gaming machines from its club house.

I thank you for the opportunity to provide feedback and hope that RMYC will work with NBC to ensure that further enhancements can be introduced to the submitted Development Application that will provide yet further positive outcome for local neighbours and club members alike.

Sincerely,

Glenn

Glenn Moore
30 Prince Alfred Parade,
Newport 2106

Copy of Letter to RMYC CEO and Commodore from local residents dated 9th Nov 2022

Dear Jayson and David,

We would like to thank you and the club for offering us the opportunity to review the proposed plans for the proposed future redevelopment of the clubhouse.

Clearly the club have put considerable thought and research into the desires, wants and requirements of clubs current and future membership. Further and of particular interest to local residents you appear to have on this occasion considered the impact of the development may have on your neighbours.

The meeting was attended by 8 of your closest neighbours on the southern side of the club. Overall, we believe the plans were well received by all in attendance. Key items which are of particular interest to residents were covered including:

1. Appearance: Residents were particularly pleased to hear that the east facing wall at the rear of the club, along with the original clubhouse and the slipway offices walls and roofs would be painted in the same colour as the main club house, in so doing blend the buildings into one and improve the visual impact of the club.

With the introduction of a new lift shaft on the north-western side of the club, resident's had hoped / believed that the unsightly 1960's current lift shaft on the south-eastern side of the club would be removed and the extended lift shaft that extends to a third (even fourth) level demolished. Apparently, the club would like to keep this original lift, but if they do maybe new technology could be used thus eliminating the third / fourth level of the lift shaft.

2. View and site lines: These appear to consider closest neighbours very well, although may in some small way affect those neighbours further south of 16 Prince Alfred Parade - it is recommended that the club consult with those neighbours individually, if not done so already.
3. Noise: Replacement of windows on Level 1 and Level 2 are very good initiatives. The outdoor terrace facing west on Level 2 with the main clubhouse acting as a buffer should minimize noise in Horseshoe Cove. It would be requested that speakers are positioned so that they are west-facing and that amplified noise, which echos around Horseshoe Cove, is stopped at the latest at 8pm Sunday to Thursday and 10pm on Fridays and Saturdays.
4. Parking: Illegal parking in summer months especially on warm and sunny, Saturday and Sundays when boating and swimming pool usage is at a premium is still an issue along Prince Alfred Parade and other local street. Thus local resident are particularly keen to understand what measures the club can institute to eliminate this issue. One option is for the club to recommend to Northern Beaches Council to install a foot path from RPAYC to RMYC that may ensure cars can't and won't park illegally along the western side of Prince Alfred Parade.

5. Membership: Controlling membership numbers may also be an additional way to minimize illegal parking. Membership numbers maybe controlled by having a maximum number in each category and new member can only enroll if current membership lapses. Alternatively, the club may as suggest control this via the pricing of membership.
6. Access: Enable access from Horseshoe Cove to RMYC via lower gate via use of key or swipe card would be appreciated. Note, Horseshoe Cove residents understand historical gate issues of the past and damage by minority of individuals, the family of whom are no longer residents in the cove.

So to once again recap, the resident who attended the meeting were supportive of the clubs plans that were presented to them and we look forward to being kept informed on a regular basis, maybe quarterly, of project progress. This being the case maybe we could schedule a follow up meeting in early February (or earlier if you see the need). However, we also point out that many residents have not seen the presentation, and therefore may have differing views to those noted above.

Thank you for arranging the two special presentations for residents and for inviting our feedback.

Sincerely,

Local residents