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11/09/2023

MR Kevin Cullen
38 Prince Alfred PDE
Newport NSW 2106

RE: DA2023/0951 - 46 Prince Alfred Parade NEWPORT NSW 2106

The Horseshoe Cove Association supports in general the development application; however, we have the below comments that must be considered:

- Mechanical service units and other noise emitting equipment, Exhaust fans, Air-conditioning, lift operation etc. must be within the required limits.
- Standard work hours of 7am to 5pm are preferred.
- A Footpath between RMYC and RPAC should be considered by council and is supported by the RMYC at our last meeting as it is recognised by our local community to be a safety concern for pedestrians frequenting the two clubs.
- Membership numbers and arrangements for capacity possibly should be audited as per LEC last DA and kept in check as per requirements.
- RMYC floating pontoon jetty near adjoining Horseshoe cove residential area may not be an approved development and in the public safety should be removed or made legal as per council requirements.
- Rear of the club should be aesthetic in nature to better fit into the environment and improve the unsightliness of the existing structure.
- The existing Lift should be upgraded to better fit in with new roof alignment with the removal of the existing lift tower. The RMYC suggested that could be achieved by the installation of a new hydraulic lift.

Kevin Cullen
President
Horseshoe Cove Association.