
From: Glenn Moore [REDACTED]
Sent: Friday, 12 April 2024 8:33 PM
To: Louise Kerr
Cc: Michael Gencher; Miranda Korzy; Karina Page; Sue Heins; Adam Croft; Scott Phillips; Newport Residents Association; Gavin Butler; peter@midboyd.com; Sue Young; Wendy Dunnet; Kyle A Hill
Subject: DA2023/0951 lodged by Royal Motor Yacht Club (RMYC)
Attachments: Submission re Development Application - DA2023-0951 lodged by RMYC, 46 Prince Alfred Parade, Newport - Sept 2023 Low Res.pdf

Importance: High

Dear Ms Kerr,

I'm writing having received an email relating to a NBLPP Meeting schedule for Wednesday 17th April 2024, to review DA2023/0951 lodged by Royal Motor Yacht Club (RMYC), 46 Prince Alfred Parade, Newport.

Whilst I overall support the project and the DA that has been submitted, I do have some practical concerns and / or suggestions for improvements.

1. **Insufficient on-site parking leading to illegal parking in local streets.** This has been an ongoing issue for many years especially on sunny summer weekends when social members attend RMYC to use the pool and bars in addition to boating members and their guests being at the club wanting to use their boats on Pittwater. Parking is further strained if there is a function or wedding (or even a wake) occurring. This will now be further exacerbated with the introduction of increased dining at the new facilities. Whilst the RMYC either: a) argue that their patrons never illegally park: your planning team knows that council rangers issue parking tickets on a regular basis; or RMYC propose: b) that they will reduce membership going forward by increasing the price of annual subscriptions. How can this be ensured next year or years into the future? Another more beneficial alternative would be for RMYC to contribute to installation/completion of 90 -degree curbing and a public footpath between 4-44 Prince Alfred Parade. This would demonstrate that the RMYC truly cares about their neighbours.
2. **Removal of the existing Lift Shaft** and replacement with modern technology. This would enable to the old shaft, that is 4metres above the permissible building height at 12.5metres, to be removed. The RMYC plans include installation of a new second lift, so why not replace the first / existing lift as part of a properly integrated redevelopment? Doing this will improve the visual impact of the club, further enhancing and beautifying Pittwater for all, as well as club members and visitors. Once again this would demonstrate that the RMYC truly cares about their neighbours and more importantly Pittwater in general.
3. **Ensure that the Plan of Management is extremely clear on opening and closing times** and working hours of each separate function of the club (eg: functional area having clear rules – overall club, marina, swimming pool, lounge bar, Main bar, outside bar, café, restaurant, function rooms, outside performing areas). Make it clear so it's black and white for all and there are no confusing/complicating grey areas for misunderstandings. An Excel table could be completed with operating hours for each of these different sections / amenities of the club. This would once again demonstrate that the RMYC truly cares about local residents and the wider community, ensuring clarity to RMYC staff, patrons and neighbours alike.
4. **Exterior appearance of the club.** Presently the plans are very clear as to the colours and finish intended for the Northern, Southern and Western elevations – these are those as seen by club

members, both those within the club and those out on Pittwater. The plans however are less clear and less detailed when it comes to the Eastern elevation. This is the elevation that is only seen by local neighbours and those visitors who walk around the available foreshores. I would like to see the plans amended to clarify exactly what are the intended colours and finish for the Eastern elevation. This would demonstrate that the RMYC truly cares about their neighbours and the wider community. In addition, the latest plans as updated in early 2024 now show only in 2D intentions to add solar panels to a significant area on the roof of the club. The concern is that this may result in significant glare and view loss at certain times of the day dependent upon a) the pitch of the panels and b) the overall height above the current roof line. This would also demonstrate that the RMYC truly cares about local residents and non-member visitors to this busy part of Pittwater.

I'm keen to understand what actions the NBC planning department is taking to address these concerns.

Best regards,

Glenn

NB: Attached for reference is a copy of my submission made to NBC on 17th Sept 2024

Glenn Moore | Director



Let's get running!

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Running Stars Healthy Living Ltd
ABN 41 643 354 616



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[Redacted email address]



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