
Sent: 5/12/2023 9:48:32 AM
Subject: RE: DA2023/0951 [SEC=OFFICIAL]
Attachments: Royal motor yatch club .pdf;

Good morning,

Please find the attached report from Northern beaches Police, licensing Unit regarding the DA.

If you have questions, please feel free to get in touch with me anytime.

Thanks

Regards



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Northern Beaches Police Area Command
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05 December 2023

Alterations and additions to commercial development (DA2023/0951)- Royal Motor Yacht Club Broken Bay located at 46 Prince Alfred Parade, Newport

RE: Alterations and additions to the Royal Motor Club Broken Bay

Add: 46 Prince Alfred Parade, Newport

The Royal Motor Yacht Club Broken Bay (the Facility) is located at 46 Prince Alfred Parade, Newport and a registered club under the Registered Clubs Act 1976 and a licensed premises under the Liquor Act 2007.

Northern Beaches Licensing Police have received a Application for Alterations and additions to the Royal Motor Club Broken Bay (DA2023/0951)

Proposed Additions and Alterations;

the proposal seeks to enlarge the footprint of the club premises with a two-storey extension located on the western side of the existing building that will wrap around the swimming pool and outdoor recreation area. The extension involves new dining facilities and lounge/bar area as well as a roof top terrace.

Building Works

Ground Floor (RL 2.5m)

- Casual dining area – approximately 12 tables
- Café and deli • Playground • Yacht brokerage
- Entry lobby and club reception
- Refurbishment of existing area for new spa and gymnasium

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- Installation of new lift

First Floor (RL 5.83m)

- Dining area – approximately 20 tables • Outdoor terrace – approximately 4 tables
- Lounge area – approximately 14 tables
- Bar
- Kitchen
- Refurbishment of existing amenities
- Installation of new lift

Second Floor (RL 10.440m)

- Outdoor roof terrace – approximately # tables
- Installation of new lift.

Building Arrangement and Configuration

The proposal involves the construction of a new two storey extension located to the west and north-west of the existing club building. The works will enclose the existing swimming pool on its southern and western sides.

It is proposed to relocate the existing café located on the ground floor into the new extension to take advantage of the outlook over the swimming pool and gain improved natural light into this space.

The area currently occupied by the café and dining area will become a health centre (204m²) providing members with a gymnasium, spa and yoga facilities.

A new yacht brokerage office (59m²) will be provided to the west of the café area. The existing first floor of the club will be unchanged except for the refurbishment of the amenities adjacent to the club's lounge. A new accessible connection will be provided to the new restaurant/dining area that will be an area of approximately 201m² and seating area for approximately 60 patrons. A small

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outdoor seating area (43m² , with capacity for 4 tables) will be provided at the northern end of the building.

The second floor of the club will essentially be unchanged apart from a new lift and lobby area adjacent to a 242m² roof terrace located near the club's main existing function room.

Operational Matters

The proposed development is intended to offer greater amenity to the club's membership compared to the current dining and entertainment facilities without any proposed increase in the number of patrons on the premises. The extension of the club's social facilities will ensure that the club can continue to meet the needs of its membership in terms of providing a high-quality social venue aimed at the club's main demographic that is seeking an alternative to other registered clubs in the local area.

The Club offers a facility whereby patrons can engage in multiple activities, genuinely a community recreation facility and meeting place, with an underlying connection to boating. It is noted that although the venue will offer multiple dining and entertainment spaces for its members, it needs to be recognised that Statement of Environmental Effects Planning Ingenuity Pty Ltd REF. M220260 31 many of these spaces will not be used concurrently with some of these spaces only used at particular times of the day or the week and not in use when other spaces are being used.

Comments

Police **DO NOT OBJECT** to the overall application. The NSW Police have a crucial interest in ensuring the safety of the community and their property. NSW Police hope that by using the recommendations contained in this document, criminal activity will be reduced, and the safety of the community and their property will be increased. It does, however, not guarantee that all risks have

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been identified or that the area evaluated will be free from criminal activity if its recommendations are followed.

Police do seek the following conditions to be added for the purpose of **Public Safety**:

1. Plan of management:

The premises is to be operated at all times in accordance with the Plan of Management and may be varied from time to time after consultation with NSW Police and/or Liquor and Gaming NSW. A copy of the Plan of Management is to be kept on the premises and made available for inspection on the request of a police officer, council officer, or Liquor & Gaming NSW inspector.

2. CCTV Footage

CCTV footage on premises:

The Licensee shall maintain a CCTV system that meets the following minimum requirements:

- 1) A camera must be located at the main entrance to the venue and positioned to record any person entering through this entrance. The CCTV recordings of this camera must be sufficient to enable an individual to be identified, beyond reasonable doubt, when:
 - a. the person represents not less than 100% of the screen height, and
 - b. there is an unobstructed view of the person's face.
- 2) In addition, CCTV cameras must be maintained throughout the premises with camera coverage to specifically record images of the following areas:
 - a. all other public entrances and exits, whether or not in use at the time,
 - b. staircases,
 - c. all portions of the floor area accessible to the public where entertainment is provided,
 - d. toilet external entrances,
 - e. all public accessible areas within the premise excluding toilets
- 3) Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.

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- 4) The correct time, date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.
- 5) Recordings should be retained for a period of 30 days before being reused or destroyed. The licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period.
- 6) When the venue is open and trading, at least one person shall be at the venue that is capable of accessing the CCTV system and is able to immediately review recordings and produce copies.
- 7) Immediate access to the CCTV system and the ability to review recordings is to be granted to NSW Police, OLGR Inspectors or other regulatory officers upon request.

3. Crime Scene Preservation

Immediately after the person in charge of the Licensed Premises become aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:

- i. Take all practical steps to preserve and keep intact the area where the act of violence occurred
- ii. Retain all materials and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by the NSW Police
- iii. Make direct and personal contact with the Local Area Command or his/her delegate and advise the Commander or delegate of the incident and
- iv. Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.

4. Venue Theme

Second floor outdoor terrace:

This space will only be used in association with the adjacent function room as part of booked functions

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such as weddings, parties and corporate events. The outdoor terrace can accommodate approximately 50 guests seated or 80 guest standing. This area will generally be for wedding ceremony and guests will proceed into the function room and the doors will be closed after 7:00pm. Limited amplified music, comprising a soloist or small jazz quartet will be played in this area during daylight hours and up until 7:00pm.

The licensee will ensure that no amplified music or entertainment is played in the outdoor area, and that no music or live entertainment from within the premises is heard at the boundary of the closest residential premises.

5. Neighbourhood Amenity

- a. The management of the premises:
 - i. Shall ensure patrons do not crowd or loiter in the vicinity of the premises in such manner that pedestrian movement is obstructed or hindered.
 - ii. Shall ensure that the manner in which the business of the premises is conducted and/or the behaviour of persons entering and leaving the premises does not cause undue disturbance to the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise and litter generated by persons and/or premises operations.
 - iii. Shall record in an Incident Register full details of any disturbance complaint/s made by a person to management or staff in respect to the manner in which the business of the premises is conducted and/or the behaviour of persons entering or leaving the premises. Such recording

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will include time, date, nature of the complaint/s and any complainant details if provided.

- iv. Shall respond to any disturbance complaint/s in a timely and effective manner. All actions undertaken by management / staff to resolve such complaint/s shall be recorded in an Incident Register.

6. Liquor Accord

The licensee must join and be an active participant in the **local liquor accord**.

7. Food

Food consistent of being a meal must be available at all times whilst alcohol is being sold or supplied.

8. Capacity

The applicant has made a number of suggestions in relation to patron numbers, both internally and in the external courtyard, depending upon the time of day, and the use of the external courtyard

Venue to have a general patron number allocation which is determined by the Building Code of Australia (BCA) calculation of toilets and fire exit access / egress.

Patron numbers in the external courtyard should be limited to the number of seats in that area.

9. Security

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On Friday, Saturday and Sunday when Monday is a public holiday, uniformed licensed security personal is to be employed from 6:00pm until 30 minutes after close at a ratio of 1 guard per 100 patrons.

If you have any further questions, feel free to contact me on 9976 8019 or nblicensing@police.nsw.gov.au

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CONSTABLE

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