
Sent: 25/09/2023 5:19:32 PM

Subject: Development Application (DA2023/0951) lodged by Royal Motor Yacht Club (RMYC) ,46 Prince Alfred Parade, Newport

Dear Sir/Madam,

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

The development proposal by the RMYC seems to have considered many aspects influencing the future of the club, however, there remain some issues that have not been addressed in the DA.

Local residents have previously discussed the importance of environmental and aesthetic considerations. This includes the current building height of the existing lift shaft and foreshore building encroachments.

As a local resident, overall I believe that the plans show these considerations but they don't sufficiently address a key NBC requirement of the Pre-Lodgement process:

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.

- The Lift Shaft built in the 1960s doesn't provide much aesthetic appeal, and stands out 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!
- 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.

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

I appreciate 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. Such enhancements will provide yet further positive outcome for local residents and club members alike.

Sincerely,

Christine Bodart