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## MEMORANDUM

**DATE:** 23 May 2024  
**TO:** Northern Beaches Local Planning Panel (NBLPP)  
**CC:** Peter Robinson, Executive Manager  
**FROM:** Adam Croft  
**SUBJECT:** DA2023/0951 - 46 Prince Alfred Parade NEWPORT

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Dear Panel,

On 17 April 2024, the determination of DA2023/0951 was deferred for the following reason:

*"The Panel's preliminary view is that a number of matters relating to the proposed development need to be clarified or additional information provided to fully understand the environmental impacts of the proposed development."*

The applicant was subsequently provided the applicant the opportunity to submit additional information regarding the matters listed (a) to (m) in the meeting minutes by 16 May 2024. On 8 May 2024, the Panel Chair granted the applicant's request for an extension to allow the submission of the required information by 23 May 2024.

On 23 May 2024, the applicant submitted the following items of additional information via the Planning Portal in response to the Panel's request:

1. Applicant response to LPP request for additional information, prepared by Planning Ingenuity and including the following attachments:
  - a. Expected Patron and Staff Numbers for the New Areas of Club;
  - b. Patron and Staff Numbers pursuant to Building Code of Australia;
  - c. Areas of Club to be embraced by Liquor Licence;
  - d. Description of how the increased floor space will be utilised;
  - e. Updated Parking Survey – Prepared by Traffix Traffic Consultants;
  - f. Updated Parking Demand Assessment – Prepared by Traffix Traffic Consultants;
  - g. Details of External Building Identification Signage;
  - h. Amended Operational Plan of Management;
  - i. CPTED Report; and
  - j. Amended Landscape Plan – Prepared by MDHP Architects.

### Applicant Response

- a. Expected Patron and Staff Numbers for the New Areas of Club

Comment:

The expected patron and staff numbers for all areas of the club are broken down by area



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and time of day. Evenings on which events are held are expected to be the peak period, with up to 244 patrons and 24 staff.

- b. Patron and Staff Numbers pursuant to Building Code of Australia

Comment:

Maximum patron and staff numbers based on the BCA area requirements are provided for each area of the club, along with a '*suggested actual maximum capacity*'.

- c. Areas of Club to be embraced by Liquor Licence

Comment:

Figures 4-10 in Attachment C illustrate the areas that are covered and will be covered by the club's liquor licence. The licenced area is generally limited to the building and adjacent outdoor terrace areas, but does not extent into or beyond the car park.

- d. Description of how the increased floor space will be utilised

Comment:

Attachment D states that the purpose of the proposed development is to improve and expand the facilities on offer. It is also noted that the ground floor gym, spa and pool are accessible on for members and their guests, rather than the general public.

- e. Updated Parking Survey – Prepared by Traffix Traffic Consultants

Comment:

Additional parking surveys were undertaken on Friday 3 May and Saturday 4 May 2024, between the hours of 8am and 10pm.

- f. Updated Parking Demand Assessment – Prepared by Traffix Traffic Consultants

Comment:

Based on the additional parking surveys undertaken, the maximum occupancy of car parking spaces on those days was 46% at 3pm on Saturday.

The Report assumes a 25% reduction in parking demand as compared with the summer months and provides seasonally adjusted demand forecasts.

- g. Details of External Building Identification Signage

Comment:

A plan has been submitted showing details of the proposed signage.

- h. Amended Operational Plan of Management

Comment:

An updated Plan of Management addressing the matters listed in the meeting minutes has been provided.

- i. CPTED Report;

Comment:

An updated Crime Risk Assessment Report addressing the matters listed in the meeting minutes has been provided.



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- j. Amended Landscape Plan – Prepared by MDHP Architects.

Comment:

An amended landscape plan indicating retained and removed trees has been provided.

## Conclusion

That the Panel consider the items of additional information submitted and determine the development application accordingly.

## Recommendation

The following amendments to the recommended conditions of consent contained in the assessment report are required based on the additional information submitted:

- a. Amend Condition 1. Approved Plans and Supporting Documentation to read as follows:

### 1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA003	H	Demolition - Ground Floor Plan	MCHP Architects	11 March 2024
DA004	C	Demolition - First Floor Plan	MCHP Architects	22 February 2023
DA005	C	Demolition - Second Floor Plan	MCHP Architects	22 February 2023
DA006	H	Proposed Overall Site - Roof Plan	MCHP Architects	11 March 2024
DA007	I	Proposed Partial Site - Roof Plan	MCHP Architects	11 March 2024
DA008	J	Proposed Partial Site - Ground Floor Plan	MCHP Architects	11 March 2024
DA009	J	Proposed - Ground Floor Plan	MCHP Architects	11 March 2024
DA010	H	Proposed - First Floor Plan	MCHP Architects	8 March 2024
DA011	F	Proposed - Second Floor Plan	MCHP Architects	8 March 2024
DA012	B	Proposed - Second Floor Plan 2	MCHP Architects	22 February 2023
<b>DA017</b>	<b>F</b>	<b>Proposed - North Elevation</b>	<b>MCHP Architects</b>	<b>2 May 2024</b>
DA018	E	Proposed - South Elevation	MCHP Architects	5 March 2024
DA019	D	Proposed - East Elevation	MCHP Architects	5 March 2024
<b>DA020</b>	<b>E</b>	<b>Proposed - West Elevation</b>	<b>MCHP Architects</b>	<b>2 May 2024</b>
DA021	E	Proposed - Section 01	MCHP Architects	8 March 2024
DA022	E	Proposed - Section 02	MCHP Architects	8 March 2024
DA023	E	Proposed - Section 03	MCHP Architects	8 March 2024
DA029	C	Finishes Schedule 1 - Materials and Colours	MCHP Architects	8 March 2024
DA030	C	Finishes Schedule 2	MCHP Architects	8 March 2024
DA031	C	Finishes Schedule 3	MCHP Architects	8 March 2024



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<b>DA034</b>	<b>B</b>	<b>Signage Details</b>	<b>MCHP Architects</b>	<b>2 May 2024</b>
DA-101	D	Landscape Plan	Landart	13 March 2024

<b>Approved Reports and Documentation</b>			
<b>Document Title</b>	<b>Version Number</b>	<b>Prepared By</b>	<b>Date of Document</b>
<b>Plan of Management - Operational</b>	-	<b>Planning Ingenuity</b>	<b>22 May 2024</b>
Acoustic Report	1.1	Acoustic Directions	1 March 2023
Geotechnical Investigation Report	1	Douglas Partners	14 July 2023
Acid Sulfate Soil Management Plan	-	JK Environments	16 March 2023
Unexpected Finds Protocol	-	JK Environments	17 March 2023
Preliminary Site Investigation and Acid Sulfate Soil Assessment	Final	JK Environments	25 January 2023
BCA and DDA Compliance Statement	-	Blackett Maguire + Goldsmith	10 March 2023
Estuarine Risk Management Report	-	Horton Coastal Engineering	26 April 2023
Arboricultural Impact Appraisal and Method Statement	-	Naturally Trees	9 November 2023
Addendum to Arborist Report	-	Naturally Trees	18 March 2024
Waste Management Plan - Royal Motor Yacht Club	-	-	-
Operational Waste Management Plan	B	Elephants Foot Consulting	17 February 2023

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.