
From: Gavin Butler
Sent: 22/09/2023 12:50:22 PM
To: Council Northernbeaches Mailbox
Cc: Wendy Dunnet; 'Glenn Moore'
Subject: TRIMMED: Submission re DA2023/0951
Attachments: Submission re RMYC DA.pdf;

We attach a copy of our submission
Gavin Butler
President
Newport residents Association



Newport Residents Association Inc.

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Hon. Treasurer - Glenn Moore

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22nd December 2023

The Chief Executive Officer,
Northern Beaches Council,
PO Box 1336,
Dee Why, NSW 2099

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

Overall we believe that the plans have merit (design, location, noise minimisation, club clientele) but they don't sufficiently address a key NBC requirement.

“The proposal must consist of a high quality built form and demonstrate a visual improvement to the foreshore character”

For such a significant construction program proposed by the club, our community would like to see the following improvements.

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.

Further...

Pittwater LEP, the Foreshore Building Line requirements and State Environmental Planning Policies require:

- It be assessed against the requirements with relation to the impacts upon the visual and scenic qualities for the foreshore area and consideration the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.
- Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve
- the 8.5m maximum building height.

- The Lift Shaft built in the 1960s in anyone’s eyes is truly an eyesore 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%.
- 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!
- Removing the lift shaft is the perfect opportunity to meet the prerequisite of *“The proposal must consist of a high quality built form and demonstrate a visual improvement to the foreshore character”* 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 have written on previous 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.

This may also encourage more people to actually walk from neighboring streets to the RMYC instead of taking their cars.

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

3. Building Appearance of Current Buildings

Neighbours closest to the club would be keen to ensure that the RMYC undertake an upgrade in the appearance of the following buildings:

1. The exterior walls on the Eastern elevation of the current club house should be finished (rendered) and painted with the same colour as the exterior walls of the other three elevations (South, West and North)
2. The exterior walls on the original club house (circa 1935) and attached games room should be painted with the same colour as the exterior walls of the main clubhouse.
3. The terracotta roof tiles on the original club house (circa 1935) and roof on attached games room should be painted with a colour in keeping with the colours used in the redevelopment.
4. The exterior walls and roof of the slipway boat repair facilities should be painted with the same colour as the exterior walls of the main clubhouse.
5. Removal of current and ensure no further air conditioning units are place on the roof of the current club house.

Whilst these buildings may not be seen by the majority of club members or patrons, they form a large part of the outlook for the RMYC's closest neighbours. Thus once again, we think this would be a neighbourly undertaking by the club to improve the outlook, which its built form imposes on the immediate neighbourhood.

Yours sincerely



Gavin Butler
President