
Sent: 19/09/2023 10:00:15 PM

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

Linda Upton
32 Prince Alfred Parade
Newport, NSW 2106
19th September 2023

Dear Sir/Madam,

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

We were invited to attend a session to preview the plans for the propose RMYC extensions in late 2022. The presentation was helpful to see what was proposed and how we would be affected as neighbours. As a full boat member of RMYC, I am generally pleased by what the club plans to do to improve amenity and appearance of the much outdated structures.

My husband, Steve Upton, and I, have lived at 32 Prince Alfred Parade for just over 2 years. The Royal Motor Yacht Club is a close neighbour and we utilise the facility regularly.

I walk from my home with my neighbour John Ball, and our dogs daily. There are many other pedestrians on this stretch of road between the two yacht clubs doing the same. I have written to council before about our urgent need for a footpath in this area. The current situation is already completely dangerous, so my concerns for the RMYC development will add a further detrimental **impact on safety** of a growing club in an area in desperate need of improvement.

My points relate to a concern about (1) local pedestrian safety, (2) sufficient onsite parking for the increased function desirability and capacity.

1. Safety – pedestrians on Prince Alfred Parade

The current situation is that we have no footpath at all between Number 2 and 44 Prince Alfred Parade. Instead, we have uneven, eroded, narrow, dangerous, limited access goat tracks along this stretch of road. With a blind crest on the hill, and a blind corner. I personally have been involved in a few dangerous near misses with motor vehicles in this area as I walk. There is one spot where there is only about 600mm uneven access to avoid the road just over the blind crest. At this spot prams are pushing on the road, a highly dangerous spot and a serious safety issue for all users.

I believe the building work will increase this pedestrian danger.

During the building work itself, these narrow roads with no footpath will have trucks bringing materials to the site. That period will increase the danger, as truck delivery drivers won't know the difficult local conditions for pedestrians that most residential traffic is aware of.

2. Onsite parking

Ongoing illegal parking continues to occur in the summer months along Prince Alfred Parade. This generally 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 Councilors, 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?

As point 1 describes, safety concerns arise because Prince Alfred Parade has no footpath and **an ambiguous parking model** – a yellow line is on the road (that has been recently repainted at our request), but with a curb with a gentle gradient encouraging drivers to pull up onto the verge. A mountable curb encouraging vehicles to park conveniently and illegally.

Safety for pedestrians remains difficult as there is no sidewalk, leaving pedestrians to walk on an uneven surface with passing cars and trucks nearby. Signs and fences are also close to the road, forcing pedestrians onto the road in sections, such as when pushing a pram or walking a dog or two.

Now with the expansion of the club as proposed, to extend use to potentially include parallel use of the marina, pool, restaurant, gym, event halls, café, bars and shops, the risk of parking overflow increases the dangers described above. Overflow may not happen often today, but it already does happen.

There is inadequate nearby on-street parking to deal with even small overflow volumes. I hope this opportunity to provide feedback with regard to the DA of RMYC will help our situation and that of the club's future. To work with the local residents and council. I hope that the issues I have mentioned above can be addressed in this DA to create a win-win outcome for local residents and club members alike.

Yours Sincerely
Linda Upton
32 Prince Alfred Parade
Newport, NSW 2106