



TRAFFIC IMPACT ASSESSMENT (TIA)

**Alterations and additions to the Royal Motor Yacht Club
46 Prince Alfred Parade, Newport NSW 2106**

Reference: 22.628r01v01
Date: February 2023

Suite 2.08, 50 Holt St
Surry Hills, NSW 2010

t: (02) 8324 8700
w: www.traffix.com.au

DOCUMENT VERIFICATION

Job Number	22.628			
Project	Royal Motor Yacht Club 46 Prince Alfred Parade, Newport NSW 2106			
Client	Royal Motor Yacht Club			
Revision	Date	Prepared By	Checked By	Signed
v01	01/02/2023	Timothy Le	Thomas Yang	

CONTENTS

1. Introduction	1
2. Location and Site	2
3. Existing Traffic Conditions	5
3.1 Road Network	5
4. Description of Proposed Development	7
5. Parking Requirements	8
5.1 Car Parking	8
5.2 Boat Parking	10
5.3 Motorcycle Parking	11
5.4 Accessible Parking	11
5.5 Refuse Collection and Servicing	11
6. Traffic and Transport Impacts	12
6.1 Proposed Development Trip Generation	12
7. Access and Internal Design Aspects	13
7.1 Site Vehicular Access and Internal Design	13
8. Conclusions	14

Appendices

Appendix A: Reduced Plans

Appendix B: Parking Survey Results

Appendix C: Royal Motor Yacht Club Car Parking Plan of Management

1. INTRODUCTION

TRAFFIX has been commissioned by Royal Motor Yacht Club Broken Bay to undertake a Traffic Impact Assessment (TIA) in support of a Development Application (DA) relating to alterations and additions to the existing Royal Motor Yacht Club (RMYC) located at 46 Prince Alfred Parade, Newport. The development is located within the Northern Beaches Council Local Government Area (LGA) and has been assessed under that Council's controls.

This report documents the findings of our investigations and should be read in the context of the Statement of Environmental Effects (SEE) prepared separately. The development is a minor development and does not require referral to the RMS under the provisions of SEPP (Transport and Infrastructure) 2021.

The report is structured as follows:

- Section 2: Describes the site and its location
- Section 3: Documents existing traffic conditions
- Section 4: Describes the proposed development
- Section 5: Assesses the parking requirements
- Section 6: Assesses traffic impacts
- Section 7: Discusses access and internal design aspects
- Section 8: Presents the overall study conclusions

2. LOCATION AND SITE

The subject site is located at 46 Prince Alfred Parade, Newport and is legally described as:

- Lot 329 on DP824292;
- Lot 262 on DP752046;
- Lot 7 on DP4689;
- Lot 6 on DP110670;
- Lot 5 on DP4689;
- Lot 3 on DP225339;
- Lot 3 on DP791314;
- Lot 1 on DP791314; and
- Lot 330 on DP824292;

The subject site is located approximately 1.7-kilometres northwest of Newport Town Centre and 26.0-kilometres northeast of Sydney Central Business District (CBD). More specifically, the subject site is located at the bend just south of the intersection of Prince Alfred Parade and Herbert Avenue.

The site has an irregular shaped configuration with a total site area of approximately 16.6-hectares. It has a northern boundary to adjacent residential developments measuring approximately 133.0-metres and other boundaries to Crystal Bay.

Vehicular access to the site is currently provided via the driveway access at the bend on Prince Alfred Parade just south of the intersection of Prince Alfred Parade and Herbert Avenue.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**.



Figure 1: Location Plan



Figure 2: Site Plan

3. EXISTING TRAFFIC CONDITIONS

3.1 Road Network

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- Prince Alfred Parade: a local collector road that generally traverses in a north-south direction between Loombah Street in the north and Irrubel Road in the south. It is subject to 50km/hr speed zoning and accommodates a single lane of traffic in each direction. On-street parking is not permitted on either side.

As seen from **Figure 3**, the site is conveniently located with respect to the collector roads serving the region, with connections to the north and south via Prince Alfred Parade.



Figure 3: Road Hierarchy

4. DESCRIPTION OF PROPOSED DEVELOPMENT

A detailed description of the proposed development is provided in the Statement of Environmental Effects prepared separately. In summary, the development for which approval is sought comprises the following components:

- Internal refurbishment of existing club facility to improve amenity and upgrade member services;
- Construction of a two-storey extension to the west of the existing clubhouse to provide an additional 1,010m² GFA to improve dining and social facilities for existing members;
- Provision of improved accessibility and fire safety compliance to existing parts of the building;
- Upgrade sustainability performance of new and upgraded building;
- Retain existing carpark comprising 282 car parking spaces;
- Retain existing driveway access via Prince Alfred Parade; and
- Retain existing number of boat parking facilities.

The parking and traffic impacts arising from the development are discussed in **Section 5** and **Section 6**. Reference should be made to the plans submitted separately to Council which are presented at reduced scale in **Appendix A**.

5. PARKING REQUIREMENTS

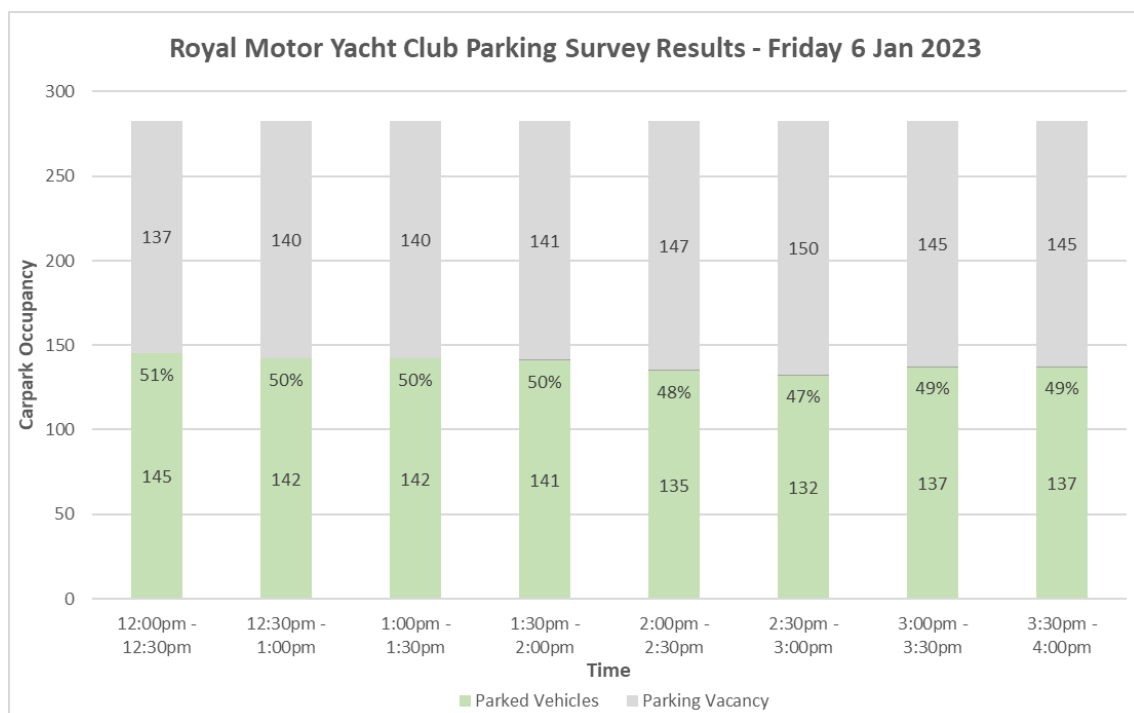
5.1 Car Parking

The Northern Beaches Council Pittwater Development Control Plan (DCP) 2021, Part B6.3 refers to the RTA (now TfNSW) Guide to Traffic Generating Developments (GTGD) 2022. The GTGD states the following regarding parking provision at 'Club/Hotel' developments.

'Off-street-car parking must be provided to satisfy the average maximum demand. Research has indicated that the demand for parking varies substantially depending on the type of Hotel and cannot readily be related to building floor areas or to the membership. The determination of the number of parking spaces required is therefore based on the characteristics of the proposed development.'

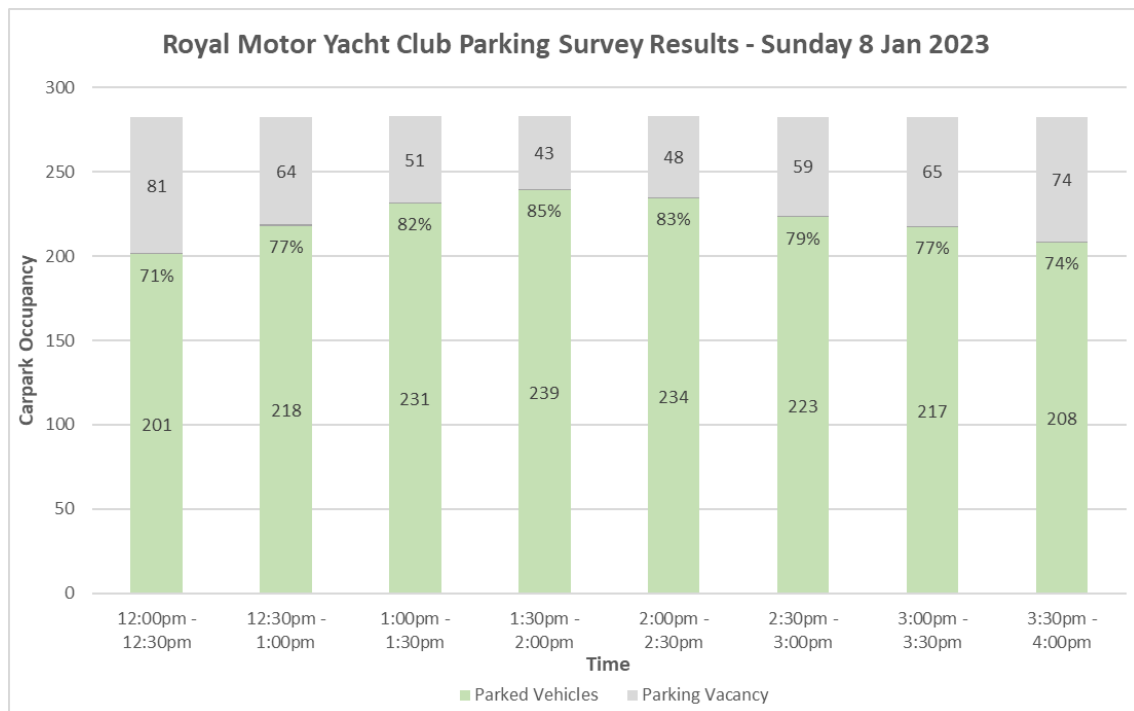
In this regard, TRAFFIX has conducted parking surveys at the RMYC on Friday 6th January 2023 and Sunday 8th January 2023 to determine the parking utilisation, attached in **Appendix B**. Reference should be made to **Chart 1** and **Chart 2**, which summarises the survey results.

Chart 1: Parking Occupancy Survey Results – Friday 6th January 2023



In relation to **Chart 1**, the carpark experienced a maximum demand of 145 spaces on a typical Friday between 12:00pm – 12:30pm with a vacancy of 137 spaces. This equates in a maximum occupancy of the existing carpark of 51%.

Chart 2: Parking Occupancy Survey Results – Sunday 8th January 2023



In relation to **Chart 2**, the carpark experienced a maximum demand of 239 spaces on a typical Sunday between 1:30pm – 2:00pm with a vacancy of 43 spaces. This equates in a maximum occupancy of the existing carpark of 85%.

As mentioned previously, the proposed development seeks approval for the construction of a two-storey extension to the west of the existing clubhouse to provide an additional 1,010m² GFA to improve dining and social facilities for existing members. It should therefore be emphasised that the proposed development does not seek to increase patronage on site, and instead, the proposed works intends to improve the experience of its existing members.

Furthermore, the RMYC is well aware that its operation is constrained to their car parking capacity of 282 car spaces and adopts a Car Parking Plan of Management (CPPoM) to actively manage on-site parking demands. The CPPoM has been attached in **Appendix C** and the following is noteworthy:

- RMYC has two (2) private buses on site each with a capacity of 12 passengers, operating from Palm Beach to Narrabeen, Elanora Heights to Terry Hills. Pick-up / drop-off services can be requested by boat owners and function organisers with RMYC reception.
- Overnight and medium-term boat owner parking is managed by the club, marina management will retain the keys for all vehicles and can coordinate / relocate parked vehicles as required.
- Long-term boat owner parking (exceeding one day) is discouraged, members can contact the club to arrange pick-up / drop-off using RMYC private buses.
- During major events, 22-seater buses are hired by the RMYC to transport patrons. The club also operate a separate ferry shuttle service between RMYC and Rowland Reserve which is utilises the Council operated public car park with substantial capacity.

Accordingly, the RMYC will continue to manage its off-street car parking demands as per existing, with the surveys indicating there are ample spare capacity on a typical Friday and Sunday during RMYC's peak trading periods.

It should also be emphasised that there is no convenient on-street parking on Prince Alfred Parade or any nearby local roads in the immediate vicinity of RMYC, and therefore parking demand could not be expected to spill over onto surrounding local streets. The RMYC will also actively educate its patrons that kerbside parking in Prince Alfred Parade is illegal.

In the circumstances, the existing off-street car parking provision will continue to satisfy RMYC's operational requirements and will be satisfactorily managed by RMYC's CPPoM.

5.2 Boat Parking

The existing number of berths at the RMYC will remain unchanged and will be actively managed as per existing. The RMYC currently provides the following:

- 256 fixed berths of all sizes;
- 38 swing moorings;
- 18 Club moorings; and
- A 300m floating break wall of 11 casual visitor berths.

5.3 Motorcycle Parking

Council requires motorcycle parking to be provided at a rate of 1 space per 100 motor vehicle spaces. Notwithstanding, no changes are proposed to the existing car parking provision and therefore no additional motorcycle parking would be required.

5.4 Accessible Parking

Four (4) accessible parking spaces are to be retained as per existing.

5.5 Refuse Collection and Servicing

No changes are proposed to the existing servicing and waste collection arrangements in relation to the proposed development and all servicing arrangements will continue to operate satisfactorily in this regard.

6. TRAFFIC AND TRANSPORT IMPACTS

6.1 Proposed Development Trip Generation

The GTGD recommends undertaking a survey-based assessment of comparable 'Club/Hotel' developments. TRAFFIX has undertaken extensive surveys of comparable developments within the Sydney Metropolitan area, with an average trip generation rate as follows:

- 2.4 vehicle trips per 100m² GFA

Application of this trip rate to the additional proposed 1,010m² GFA, assuming the morning vehicle trip rate is equal to 20% of the evening peak to account for staff arrivals, results in the following anticipated traffic generation:

- 5 vehicle trips per hour during the morning peak period (5 in, 0 out)
- 24 vehicle trips per hour during the evening peak period (12 in, 12 out)

Notwithstanding, it is again noted that the proposed development seeks approval for the construction of a two-storey extension to the west of the existing clubhouse to provide an additional 1,010m² GFA to improve dining and social facilities for existing members. It should therefore be emphasised that the proposed development does not seek to increase patronage on site, and instead, the proposed works intends to improve the experience of its existing members.

In any event, the off-street parking provision will remain unchanged and would not encourage any additional traffic activity.

In summary, the development is considered supportable from a traffic planning perspective and no external network improvements are required.

7. ACCESS AND INTERNAL DESIGN ASPECTS

7.1 Site Vehicular Access and Internal Design

No changes are proposed to the existing driveway access on Prince Alfred Parade or off-street carpark.

8. CONCLUSIONS

In summary:

- The proposal seeks approval for alterations and additions to the existing Royal Motor Yacht Club (RMYC) which will involve construction of a two-storey extension to the existing clubhouse providing an additional 1,010m² GFA to improve dining and social facilities for existing members, as well as improved accessibility and fire safety compliance to existing parts of the building.
- The proposed development will make no changes to the existing carpark comprising 282 car parking spaces. The existing carpark is adequate to accommodate the peak parking demand of RMYC and will actively be managed by the club's Car Parking Plan of Management.
- The existing driveway access via Prince Alfred Parade will be retained as per existing.
- The number of boat parking facilities will be retained as per existing.
- The traffic generation arising from the development has been assessed as a net change over existing conditions and equates to an additional 5 and 25 vehicle trips per hour during the AM and PM peak hours respectively. However, in reality, there are unlikely to be any appreciable change in the traffic generation potential of the site as on-site parking facilities will remain unchanged.
- No changes are proposed to the existing servicing and waste collection arrangements in relation to the proposed development and all servicing arrangements will continue to operate satisfactorily in this regard.

This traffic impact assessment therefore demonstrates that the subject application is supportable on traffic planning grounds. TRAFFIX anticipates an ongoing involvement during the development approval process.

APPENDIX A

Reduced Plans

C:\Users\mchp\Documents\1976_RMYC Motor Yacht Club\mchp\1976_RMYC Motor Yacht Club.dwg

PROJECT

ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

CLIENT

ROYAL MOTOR YACHT CLUB

STATUS

PRELIMINARY
DECEMBER 2022

ARCHITECTURAL DRAWING SCHEDULE

COVER PAGE	DA000	A
OVERALL EXISTING SITE ANALYSIS PLAN	DA001	A
EXISTING SITE PLAN	DA002	A
DEMOLITION GROUND FLOOR PLAN	DA003	A
DEMOLITION FIRST FLOOR PLAN	DA004	A
DEMOLITION SECOND FLOOR PLAN	DA005	A
PROPOSED SITE ROOF PLAN	DA006	A
PROPOSED SITE GROUND FLOOR PLAN	DA007	A
PROPOSED GROUND FLOOR PLAN	DA008	A
PROPOSED FIRST FLOOR PLAN	DA009	A
PROPOSED SECOND FLOOR PLAN	DA010	A
EXISTING NORTH ELEVATION	DA011	A
EXISTING SOUTH ELEVATION	DA012	A
EXISTING EAST ELEVATION	DA013	A
EXISTING WEST ELEVATION	DA014	A
PROPOSED NORTH ELEVATION	DA015	A
PROPOSED SOUTH ELEVATION	DA016	A
PROPOSED EAST ELEVATION	DA017	A
PROPOSED WEST ELEVATION	DA018	A
PROPOSED SECTION 01	DA019	A
PROPOSED SECTION 02	DA020	A
SHADOW DIAGRAM - 9AM 21st JUNE	DA024	A
SHADOW DIAGRAM - 12PM 21st JUNE	DA025	A
SHADOW DIAGRAM - 3PM 21st JUNE	DA026	A
FINISHES SCHEDULE - MATERIALS & COLOURS	DA027	A
PROPOSED HEIGHT PLANE	DA028	A



LOCATION PLAN

NOT TO SCALE (Courtesy: <https://maps.six.nsw.gov.au/>)



NOT TO SCALE

NOTE: ARTIST'S IMPRESSION ONLY

EXISTING GFA		PROPOSED GFA (EXCLUDES EXISTING)	
EXISTING BUILDING		PROPOSED BUILDING	
GROUND LEVEL GFA	TBC	GROUND LEVEL GFA	210m²
LEVEL ONE GFA	793.9m²	FIRST LEVEL GFA	700m²
LEVEL TWO GFA	733.3m²	SECOND LEVEL GFA	100m²
LEVEL THREE GFA	122.3m²		
TOTAL GFA	TBC	TOTAL GFA	TBC
		SITE AREA:	
		TOTAL GFA (EXISTING + PROPOSED):	
		TOTAL FSR:	

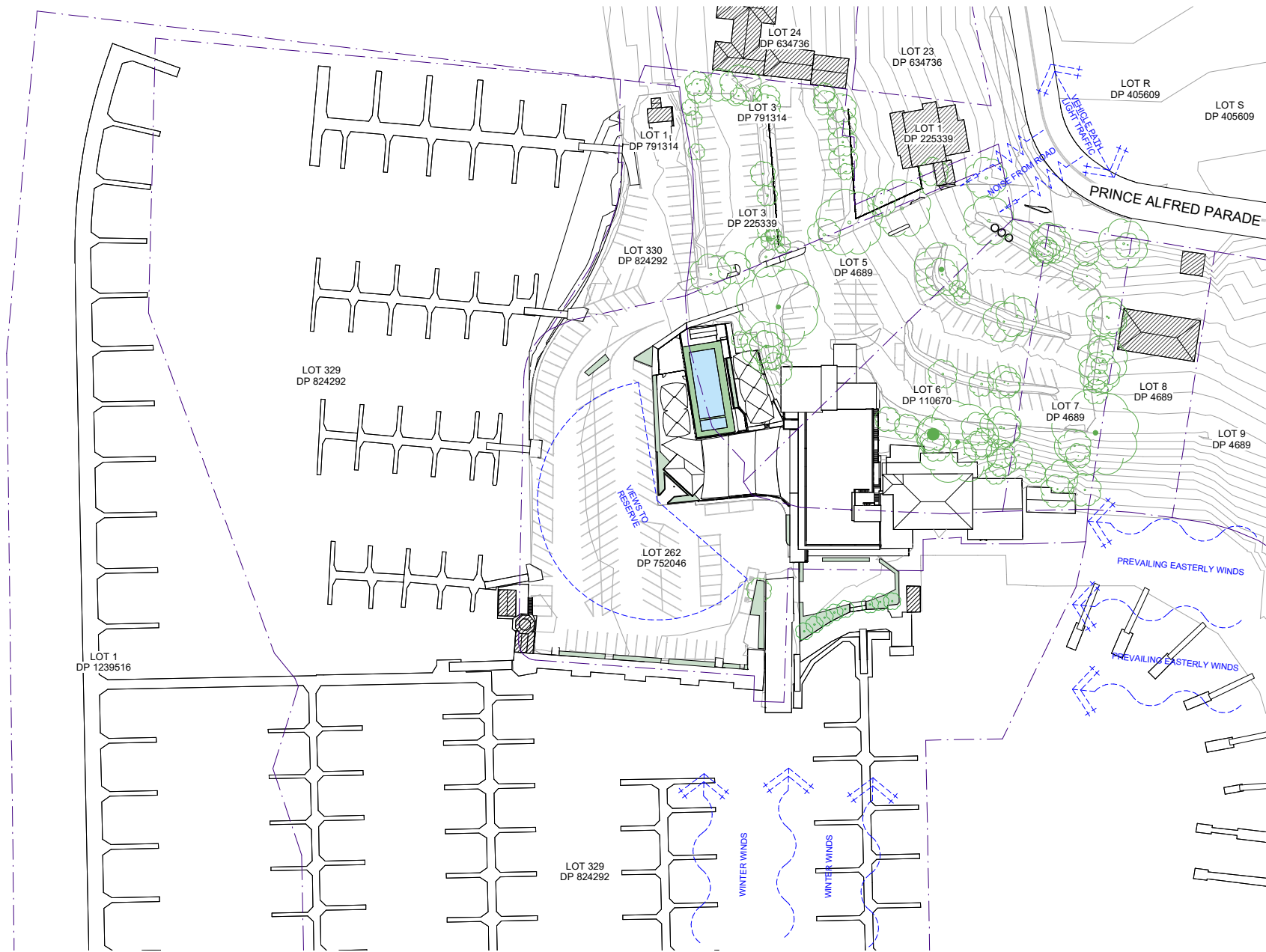
TBC

NOTES:
ALL LEVELS, CONTOURS, SURVEY AND CADASTRAL INFORMATION PROVIDED BY LAND SURVEYORS.
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT AND THE CONSTRUCTION OF THE WORKS.
THE DIMENSIONS AND PROFILES SHOWN ON THE DRAWINGS ARE BELIEVED TO BE CORRECT. IT IS THE RESPONSIBILITY OF THOSE WORKING ON SITE TO VERIFY THE DIMENSIONS AND PROFILES AND LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCING WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.
IF ANY DISCREPANCIES EXIST IN DIMENSIONING, COORDINATION BETWEEN SCHEDULES, SPECIFICATIONS AND/OR DRAWINGS, OR ANY OTHER DISCREPANCY, NOTIFY MCHP ARCHITECTS BEFORE PROCEEDING WITH WORK.
LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
ALL BUILDING WORKS, ASSOCIATED WORKS, MATERIALS AND WORKMANSHIP IN THIS PROJECT ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE RULES AND REQUIREMENTS OF THE WATER BOARD, COUNCIL, ALL OTHER RELEVANT AUTHORITIES AND THE RELEVANT STANDARDS ASSOCIATION OF AUSTRALIA CODES AND SPECIFICATIONS.



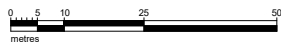
PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 096 632 460
NOMINATED ARCHITECTS:
Craig Ridgeway 9109 NSW David Cahill 7135 NSW | 16112 VIC | 5724 Qld | 2896 ACT | 1800 Tas
MCHP Architects Victorian Registration: 609127



1 EXISTING SITE ANALYSIS PLAN
A1 SCALE: 1 : 500

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	By
1	30.11.2022	PRELIMINARY ISSUE	SG

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

NOMINATED ARCHITECTS:
Craig Ridgeway - 91001059
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

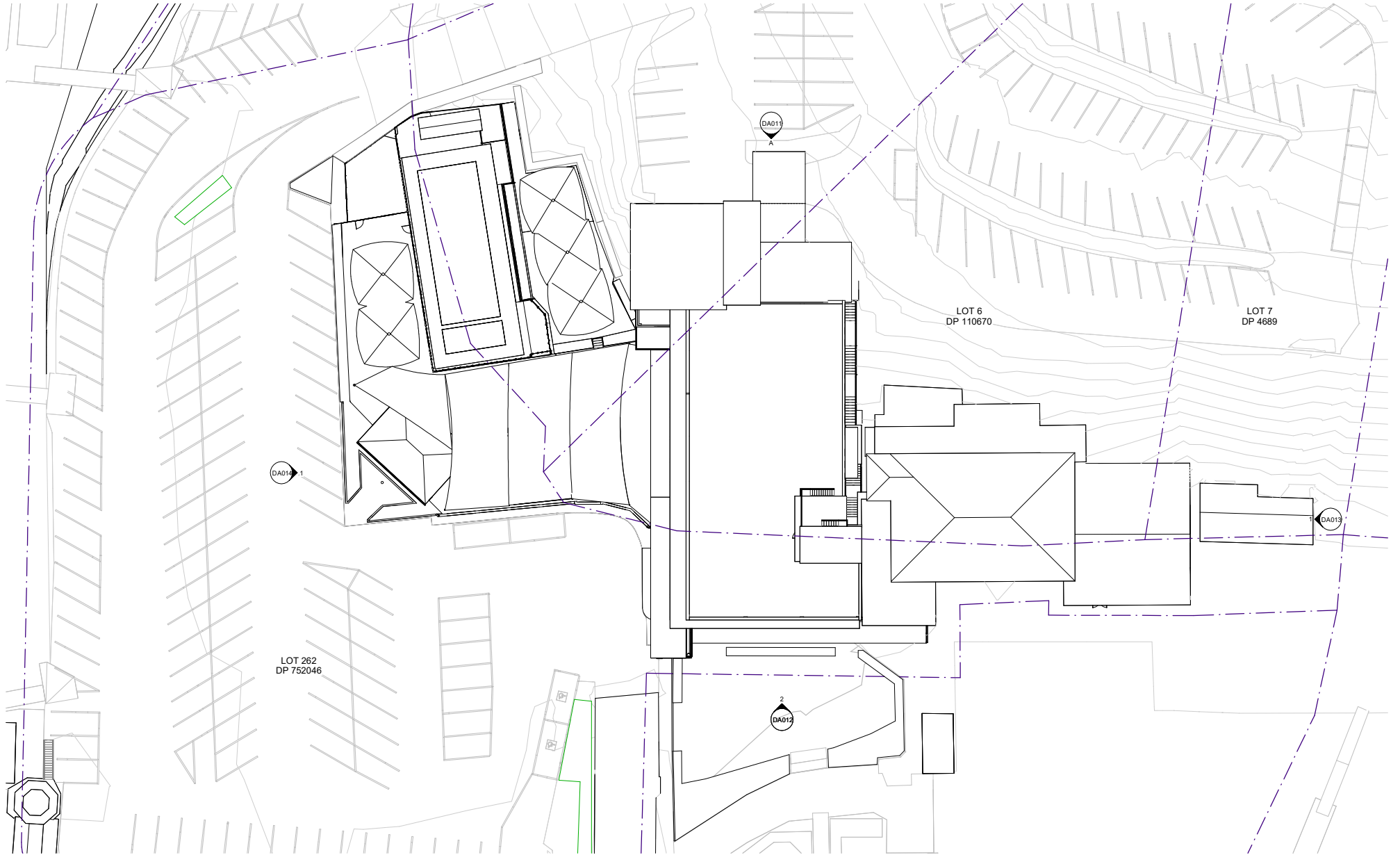
46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
OVERALL EXISTING SITE ANALYSIS PLAN

Drawing No
21-079 DA001

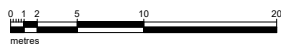
Revision
A

A1 Scale	A3 Scale	Date	Drawn
1 : 500	HALF A1 SCALE	18.11.2022	SG



1 SITE PLAN - EXISTING
A1 SCALE: 1 : 200

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

NOMINATED ARCHITECTS
Craig Ridgeway - 81001650
MCHP Architects Victorian Registration: 600137

David Caine - 7135 NEW | 16212 VIC | 5724 Qld | 2885 ACT | 1093 Tas

Client
ROYAL MOTOR YACHT CLUB

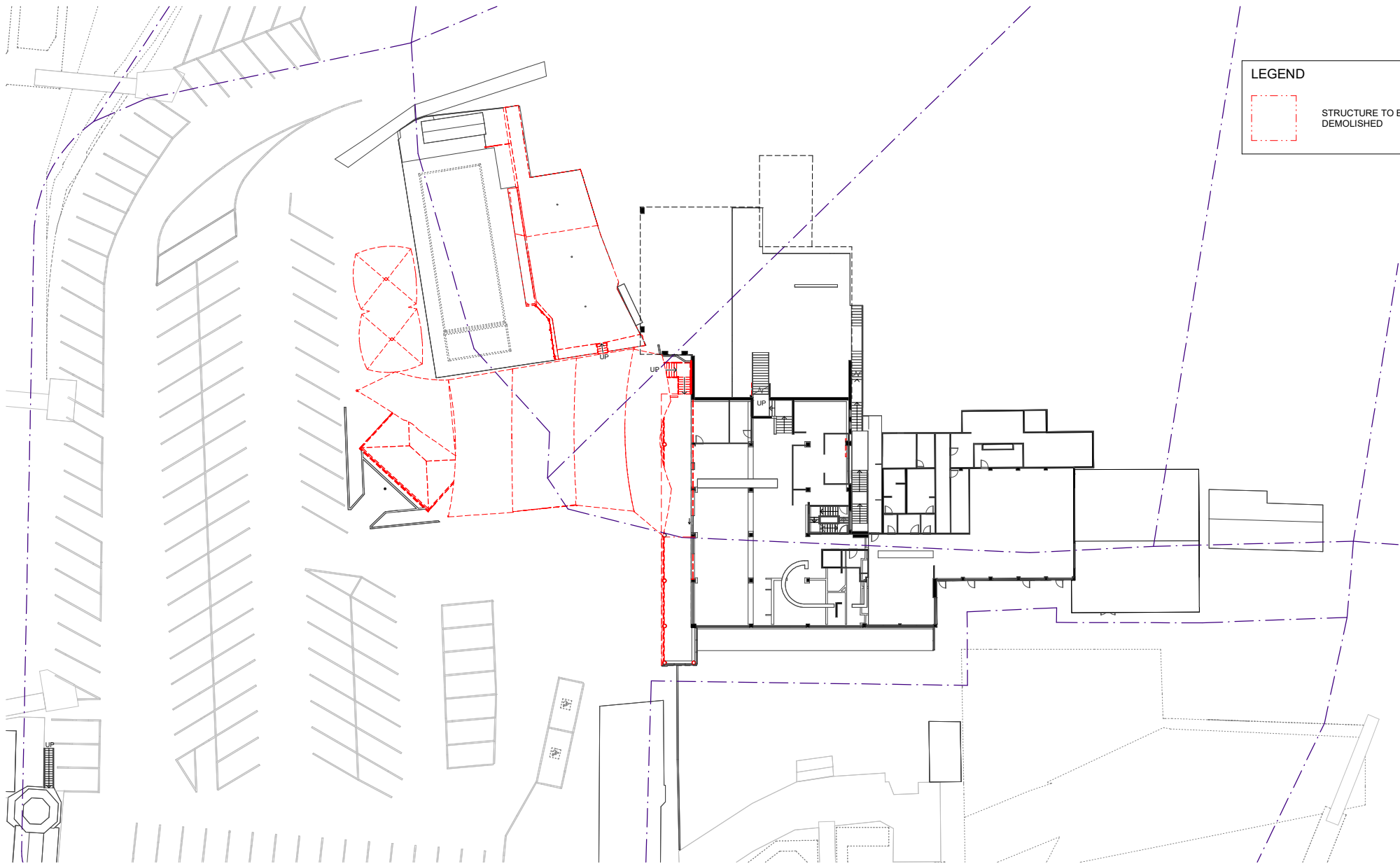
Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title EXISTING SITE PLAN				
A1 Scale 1 : 200	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG	Revision A
Drawing No 21-079 DA002				

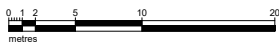
Revision
A

C:\Users\kath\Documents\21-079 DA\VC Model_V11.dwg 18/11/2022 12:59:49 PM



1 DEMOLITION FIRST FLOOR
A1 SCALE: 1 : 200

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au

NOMINATED ARCHITECTS
Crup Plageneel 8/10/2020
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
DEMOLITION FIRST FLOOR PLAN



A1 Scale
As indicated

A3 Scale
HALF A1 SCALE

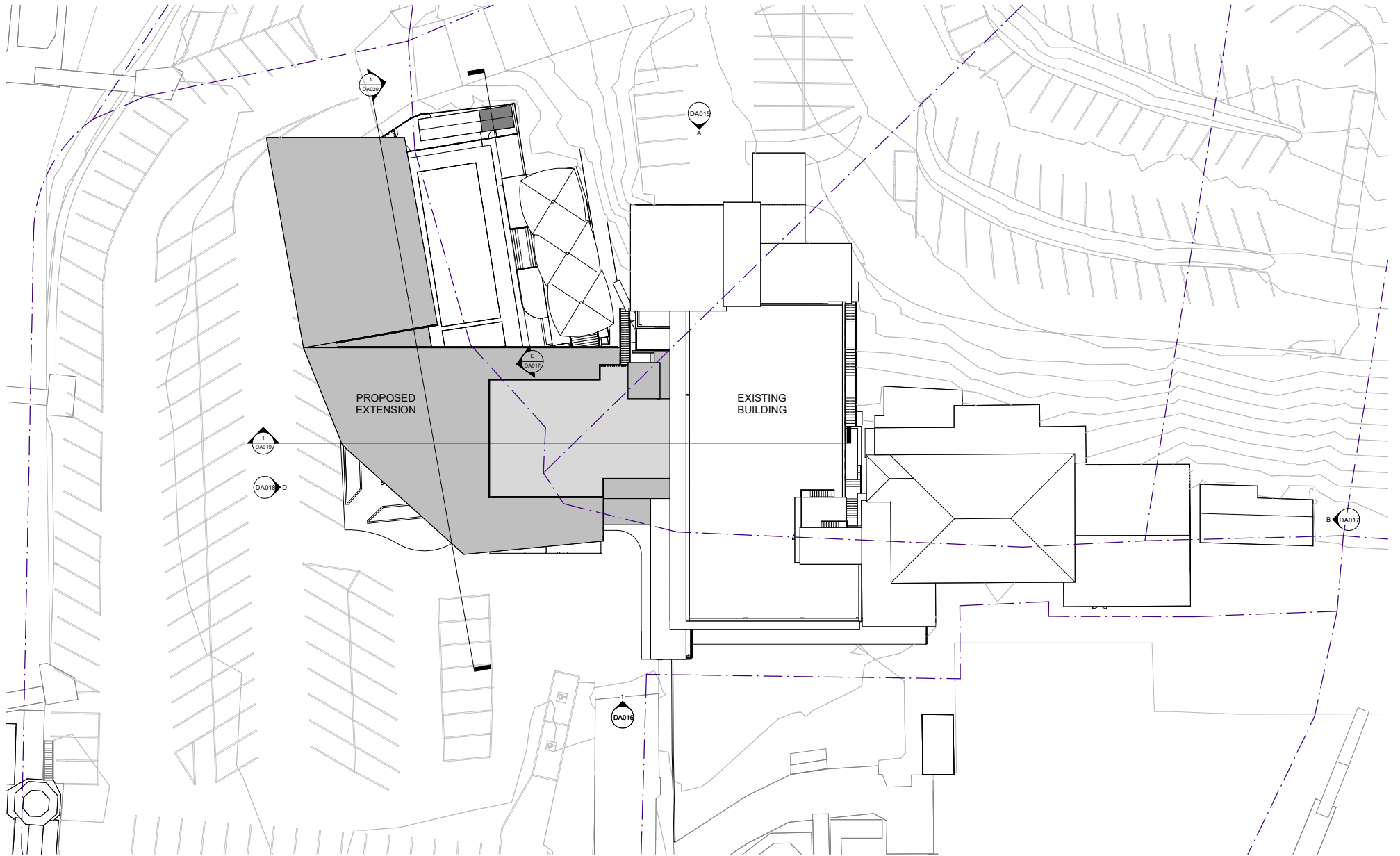
Date
18.11.2022

Drawn
SG

Drawing No
21-079 DA004

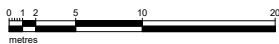
Revision
A

Revisor
A



1 PROPOSED SITE
A1 SCALE: 1: 200

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
A	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

NOVEMBERTO ARCHITECTS
Craig Robertson 01 00 00 00
MCHP Architects Victorian Registration: 600137

David Cahn 7135 NEWY 16212 VIC 5724 Cdn 11093 Tas

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
PROPOSED SITE ROOF PLAN



A1 Scale
1: 200

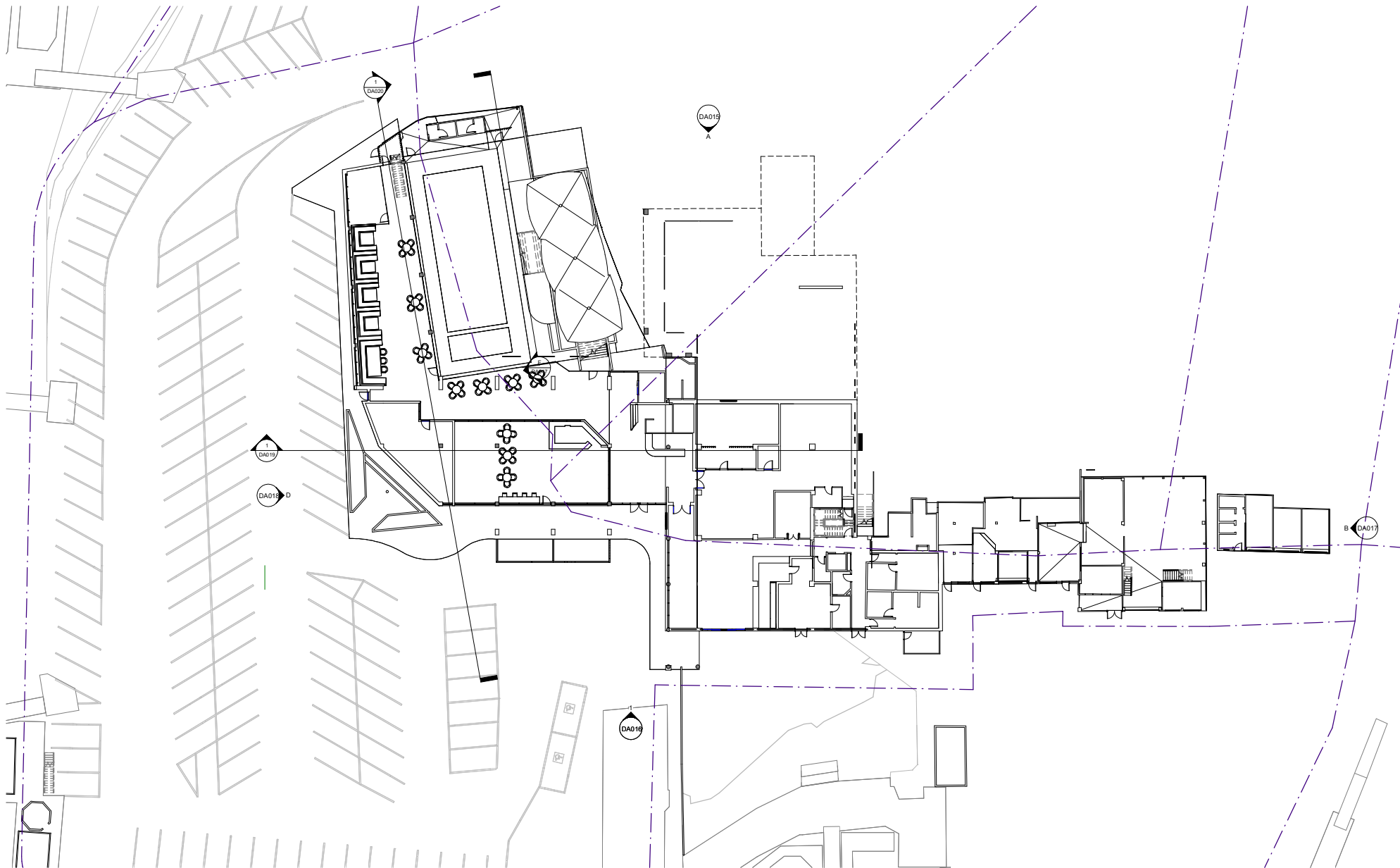
A3 Scale
HALF A1 SCALE

Date
18.11.2022

Drawn
SG

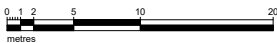
Drawing No
21-079 DA006

Revision
A



1
-
PROPOSED SITE GROUND FLOOR
A1 SCALE: 1 : 200

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 39-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au

ABN: 21 006 632 460

NOMINATED ARCHITECTS
Craig Ridgeway - 81001609 David Cahill - 7135 NEW (16212 Vic) (5724 Qld) (2805 ACT) (1093 Tas)
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
PROPOSED SITE GROUND FLOOR PLAN



A1 Scale
1 : 200

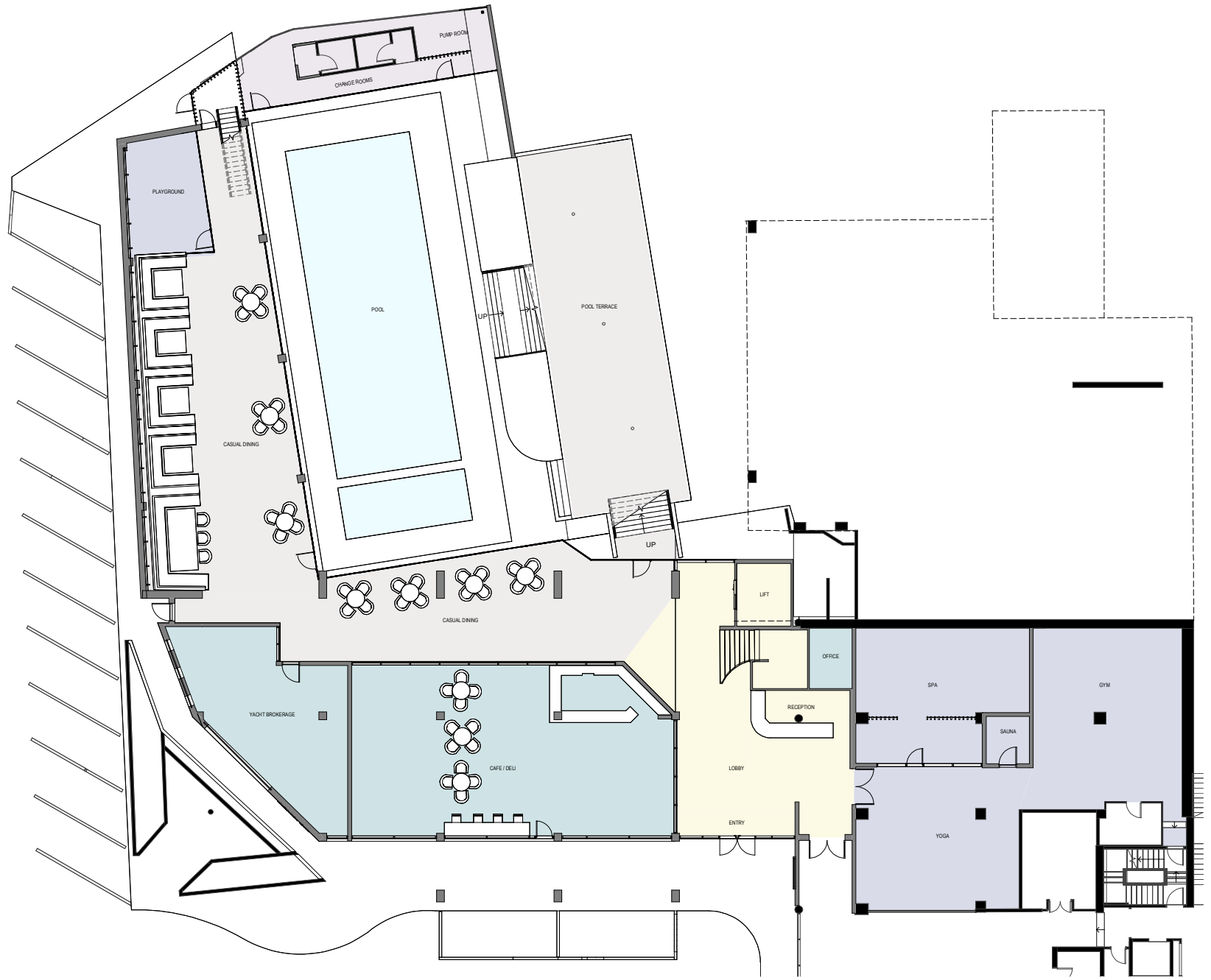
A3 Scale
HALF A1 SCALE

Date
18.11.2022

Drawn
SG

Revision
A

Drawing No
21-079 DA007



1 PROPOSED GROUND FLOOR
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 39-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

NOMINATED ARCHITECTS
Chris Fitzgerald - 01/05/2009 David Cahill - 7/135 NSW | 16/12 Vic | 5/24 Qld | 2/85 ACT | 1/993 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB EXISTING BAR

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
PROPOSED GROUND FLOOR PLAN



A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
Drawing No 21-079 DA008			Revision A

1 PROPOSED FIRST FLOOR
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



A	30.11.2022	PRELIMINARY ISSUE	SIG
No	Date	Description	By



SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au

NOMINATED ARCHITECTS:
Craig Ridgwell 9109 NSW David Cahill 7135 NSW | 16212 Vic | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

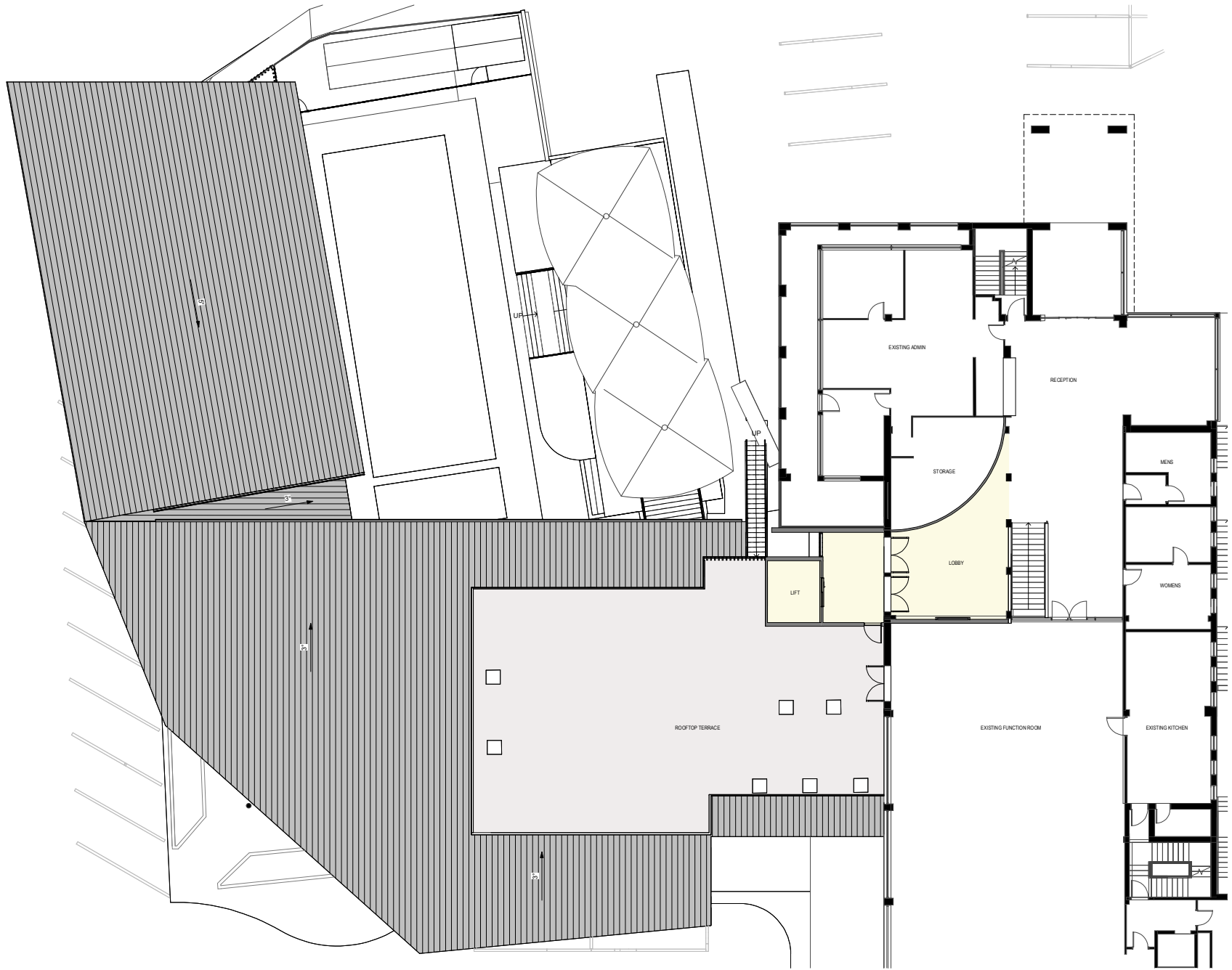
Drawing Title
PROPOSED FIRST FLOOR PLAN



A1 Scale	A3 Scale	Date
1 : 100	HALF A1 SCALE	18.11.2022

Drawing No
21-079 DA009

Revision
A



1 PROPOSED SECOND FLOOR
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
A	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

NOMINATED ARCHITECTS
Cray Ridge NSW 1510 NSW
MCHP Architects Victorian Registration: 600137

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au

ABN: 21 006 632 460

David Cahill 7135 NSW | 16212 Vic | 5724 Qld | 2885 ACT | 1093 Tas

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
PROPOSED SECOND FLOOR PLAN

A1 Scale
1 : 100

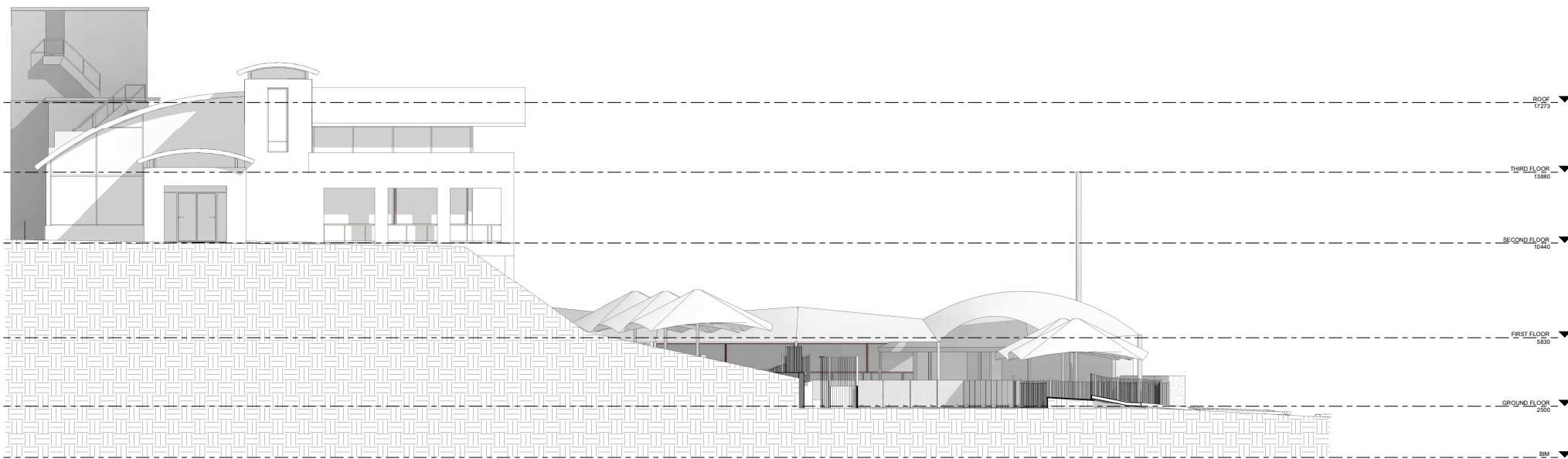
A3 Scale
HALF A1 SCALE

Date
18.11.2022

Drawn
SG

Drawing No
21-079 DA010

Revision
A



A NORTH ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

NOMINATED ARCHITECTS:
Craig Fitzgerald 810016050
MCHP Architects Victorian Registration: 600137

David Cahill 7135 NEW | 16212 VIC | 5724 Qld | 2805 ACT | 1093 Tas

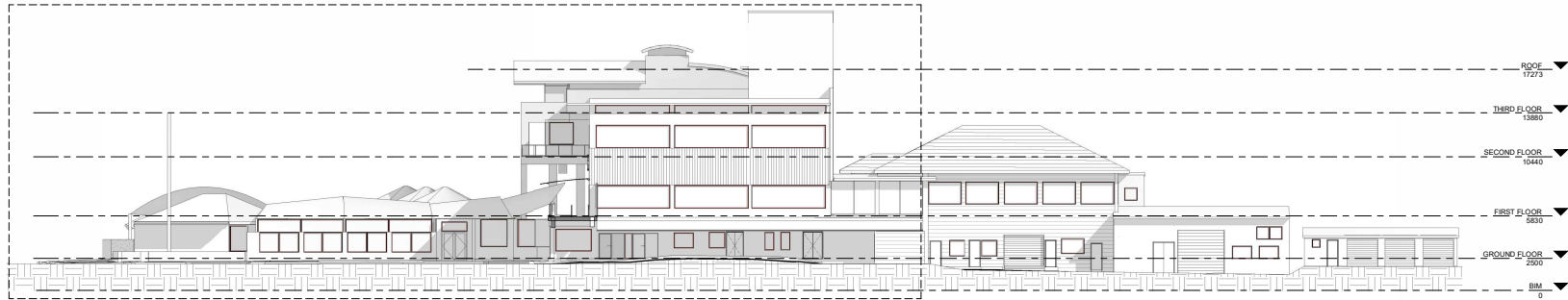
Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

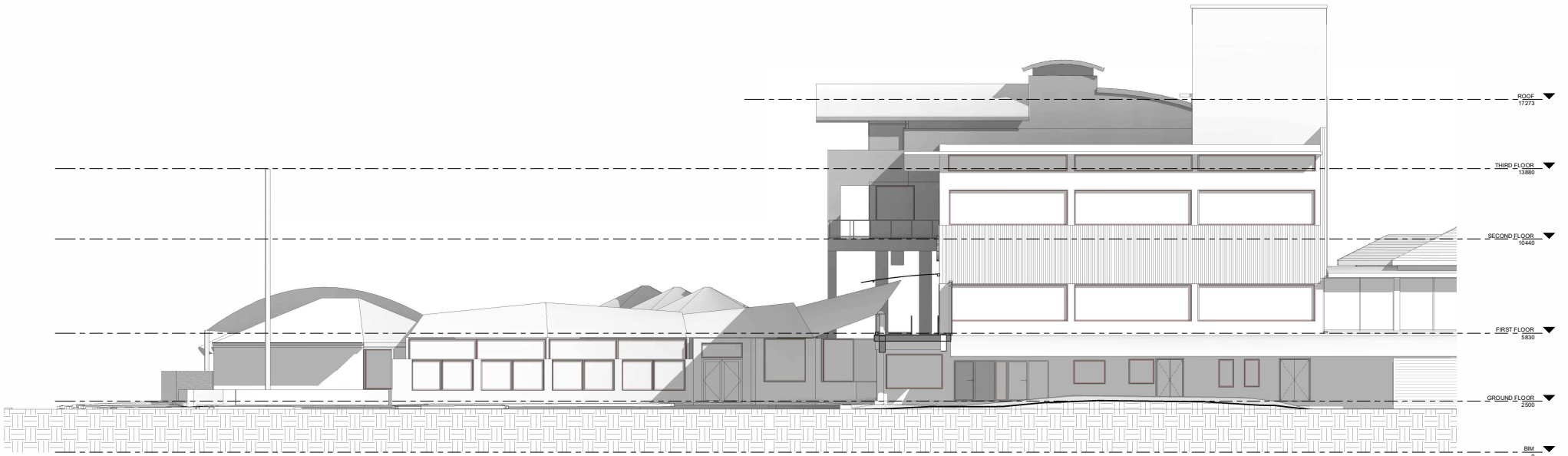
46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
EXISTING NORTH ELEVATION

A1 Scale	A3 Scale	Date	Drawn
1 : 100	HALF A1 SCALE	18.11.2022	SG
Drawing No 21-079 DA011			Revision A



2 SOUTH ELEVATION FULL
A1 SCALE: 1 : 200



1 SOUTH ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

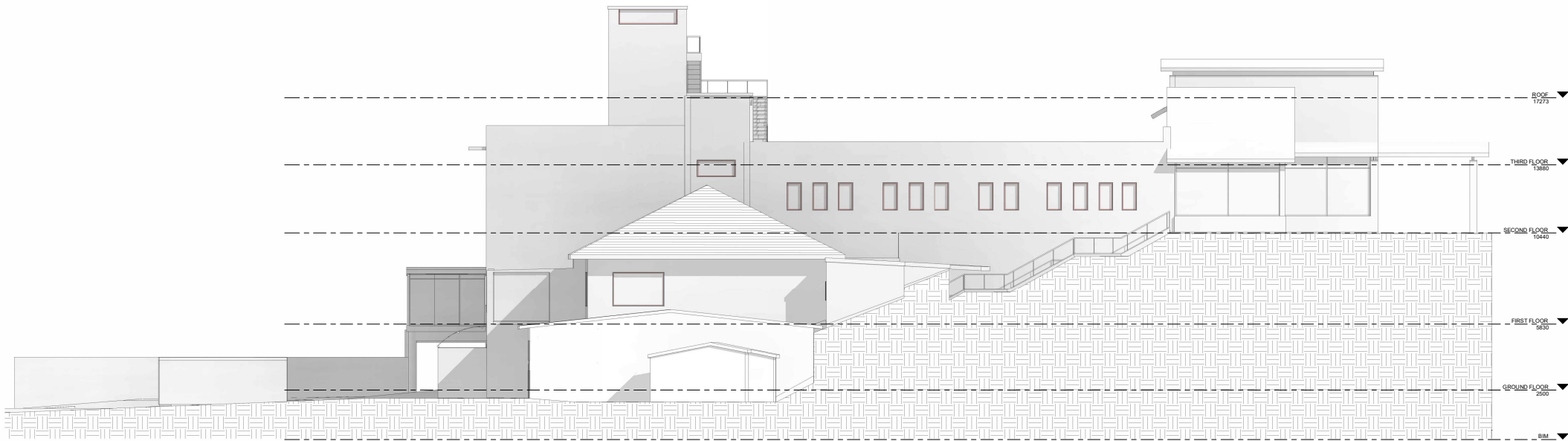
NOMINATED ARCHITECTS
Craig Fitzgerald 81 001 9039 David Cahill 7135 NEW | 16212 VIC | 5724 Qld | 2885 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title EXISTING SOUTH ELEVATION				
A1 Scale As indicated	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG	Revision
Drawing No 21-079 DA012			Revision A	



1 EAST ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au

ABN: 21 006 632 460

NOMINATED ARCHITECTS:
Craig Fitzgerald 81 051 9259 David Cahill 7135 NSW | 16212 Vic | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

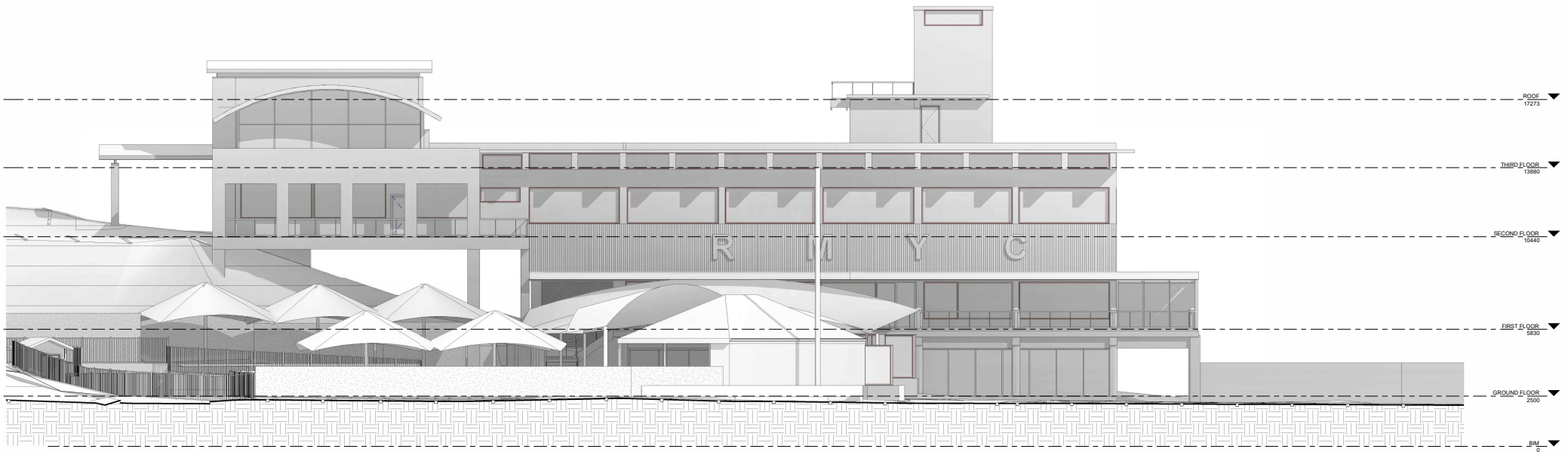
Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
EXISTING EAST ELEVATION

A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
----------------------------	----------------------------------	---------------------------	--------------------

Drawing No 21-079 DA013	Revision A
-----------------------------------	----------------------



1 WEST ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au

ABN: 21 006 632 460

NOMINATED ARCHITECTS
Craig Fitzgerald 81 001 9039 David Cahill 7135 NEW | 16212 VIC | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
EXISTING WEST ELEVATION

A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
Drawing No. 21-079 DA014			Revision A

PROPOSED NORTH ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



A	30-11-2022	PRELIMINARY ISSUE			S
DG	Date:	Description:			R

MCHP
ARCHITECTS

NOMINATED ARCHITECTS:
Craig Ridgwell 9109 NSW David Cahill 7135 NSW | 16212 Vic | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

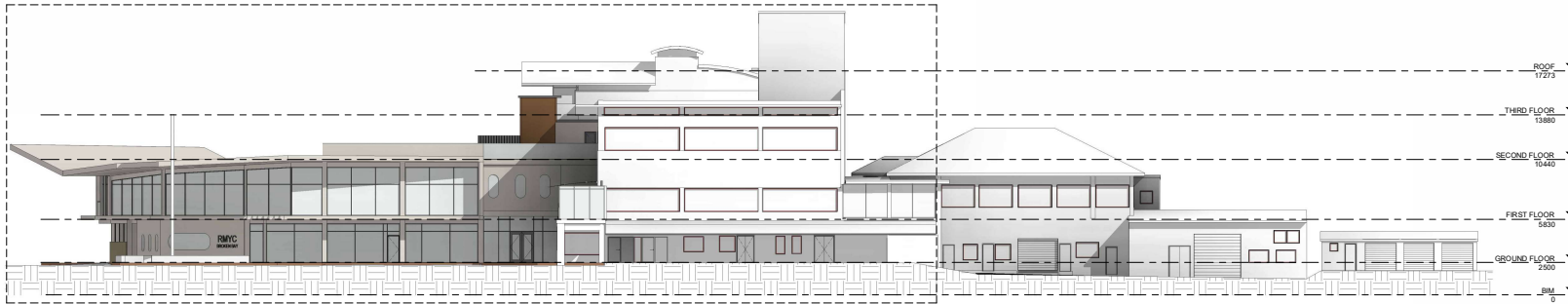
Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
PROPOSED NORTH ELEVATION

A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
---------------------	---------------------------	--------------------	-------------

Drawing No	Revision
21-079 DA015	A



1
-
PROPOSED SOUTH ELEVATION FULL
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres



C
-
PROPOSED SOUTH ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 39-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

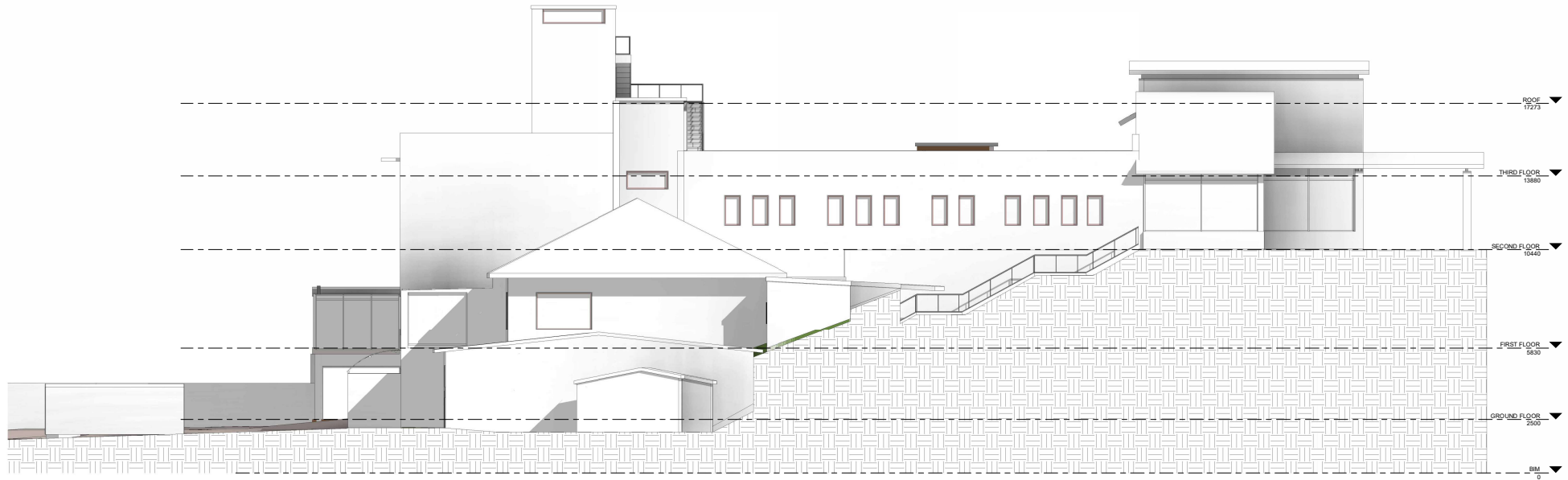
NOVIMATED ARCHITECTS
Craig Fitzgerald 01/09/2020 David Cahill 7135 NEWY 16212 VIC | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title PROPOSED SOUTH ELEVATION				
A1 Scale As indicated	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG	Revision
Drawing No 21-079 DA016			Revision A	



B PROPOSED EAST ELEVATION
A1 SCALE: 1 : 100



E PROPOSED INTERNAL EAST ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

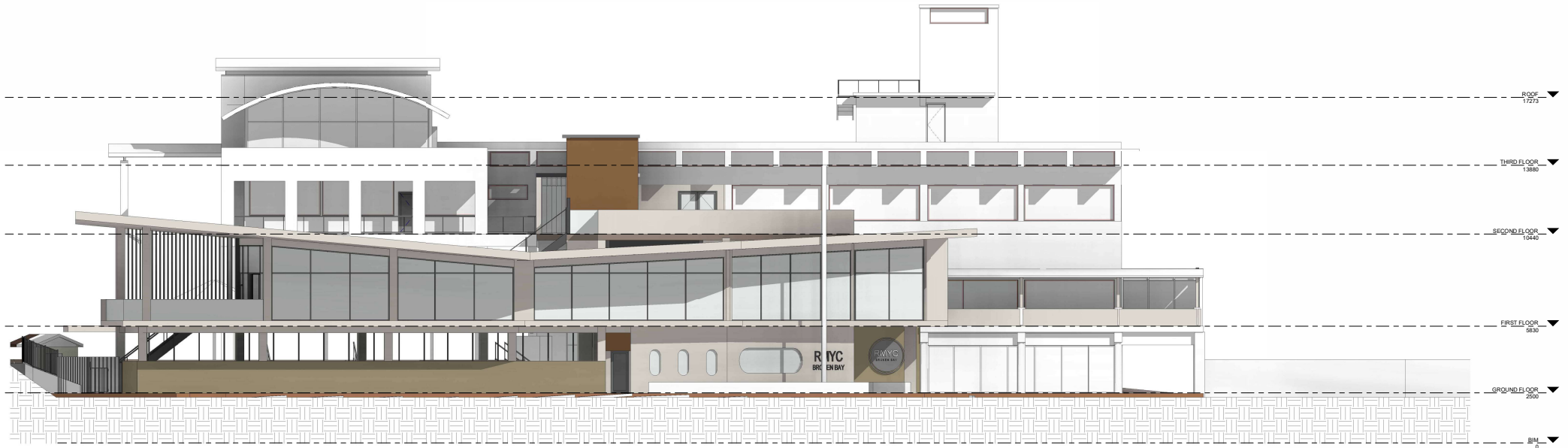
NDM/MTD ARCHITECTS
Craig Fitzgerald 01/09/2020 David Cahill 7135 NSW | 16212 Vic | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client
ROYAL MOTOR YACHT CLUB

Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title PROPOSED EAST ELEVATION				
A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG	Revision
Drawing No 21-079 DA017			Revision A	



D PROPOSED WEST ELEVATION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
1	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 39-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 006 632 460

NOMINATED ARCHITECTS
Craig Fitzgerald 81 001 9259

David Cahill 7135 NEW | 16212 VIC | 5724 Qld | 2805 ACT | 1093 Tas

MCHP Architects Victorian Registration: 600137

Client ROYAL MOTOR YACHT CLUB
Project ADDITIONS TO EXISTING YACHT CLUB BUILDING
46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title PROPOSED WEST ELEVATION			
A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
Drawing No 21-079 DA018			Revision A

1 PROPOSED SOUTH SECTION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



A	30-11-2022	PRELIMINARY ISSUE			S/C
No	Date	Description			By

MCHP
ARCHITECTS

NOMINATED ARCHITECTS:
Craig Ridgeway | 9109 NSW David Cahill | 7135 NSW | 16212 Vic | 5724 Qld | 2805 ACT | 1093 Tas
MCHP Architects Victorian Registration: 600137

Client	ROYAL MOTOR YACHT CLUB
--------	-------------------------------

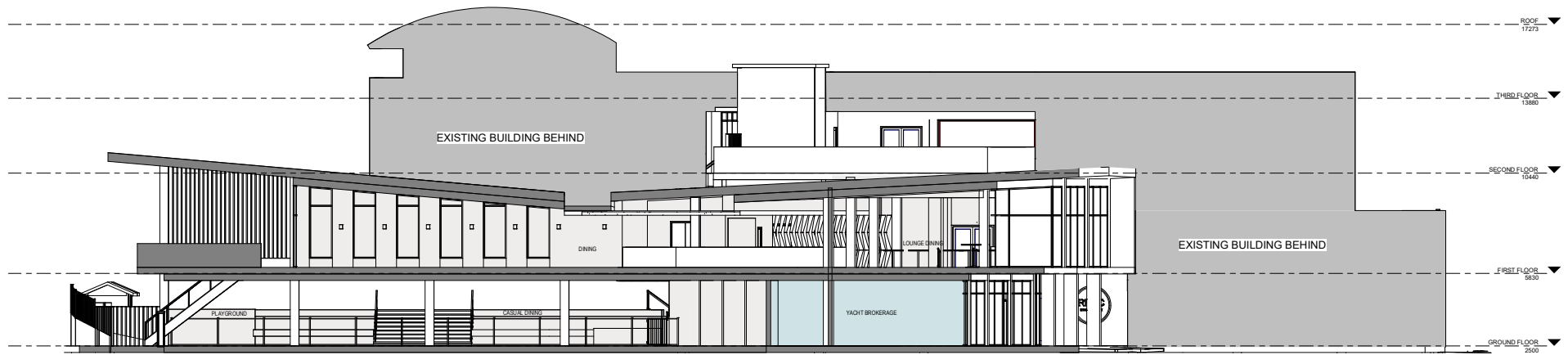
Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title
PROPOSED SECTION 01

A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
---------------------	---------------------------	--------------------	-------------

Drawing No	Revision
21-079 DA019	A



1 PROPOSED WEST SECTION
A1 SCALE: 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Date	Description	SG	By
A	30.11.2022	PRELIMINARY ISSUE		

MCHP
ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
02 9436 2222 mchp.com.au
ABN: 21 096 632 460

NOMINATED ARCHITECTS
Craig Ridgeway | 01 00 0000
MCHP Architects Victorian Registration: 600137

David Cahill 7135 NEW | 16212 VIC | 5724 Qld | 2805 ACT | 1093 Tas

Client
ROYAL MOTOR YACHT CLUB

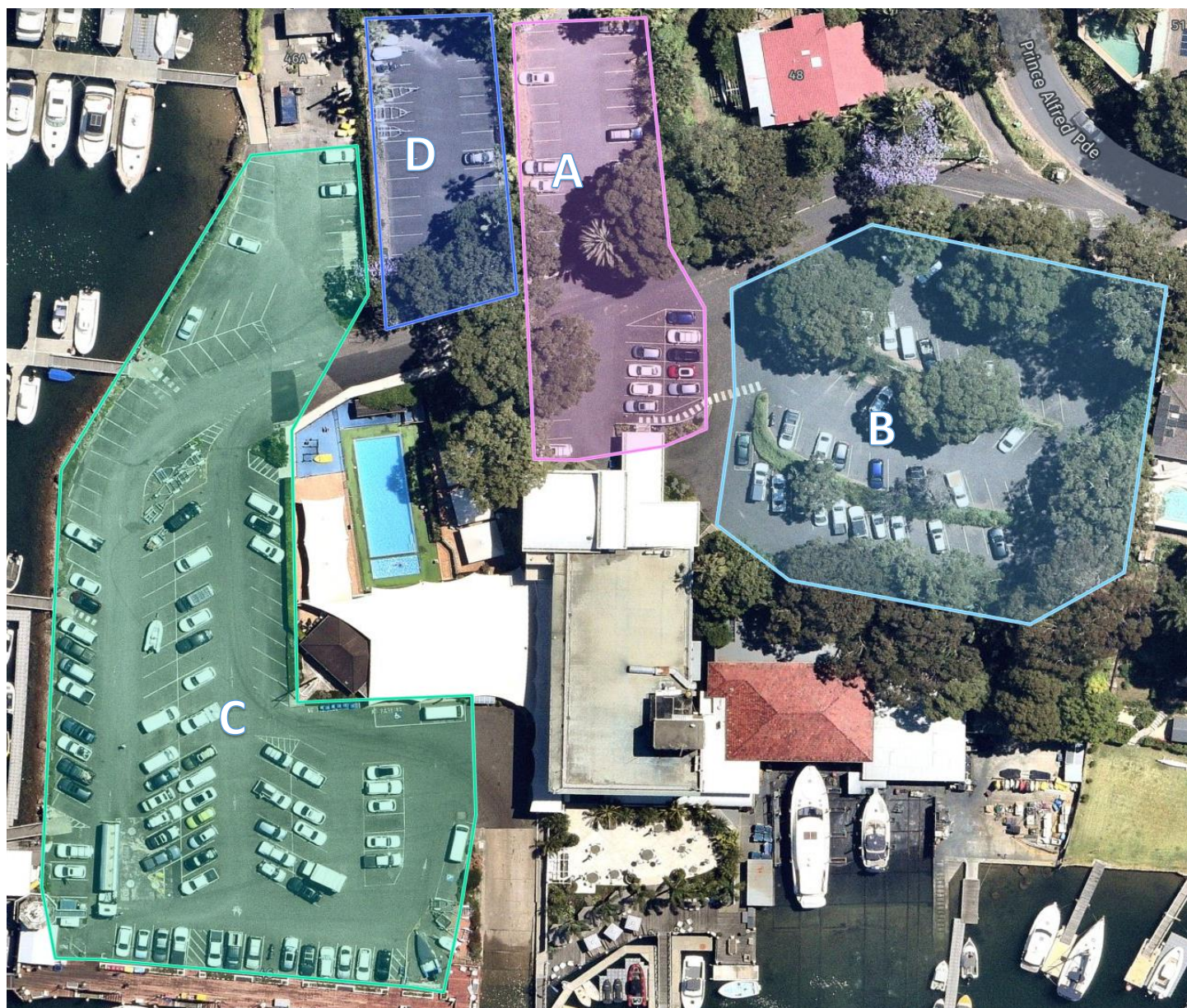
Project
ADDITIONS TO EXISTING YACHT CLUB BUILDING

46 PRINCE ALFRED PARADE, NEWPORT NSW 2106

Drawing Title PROPOSED SECTION 02			
A1 Scale 1 : 100	A3 Scale HALF A1 SCALE	Date 18.11.2022	Drawn SG
Drawing No 21-079 DA020			Revision A

APPENDIX B

Parking Survey Results

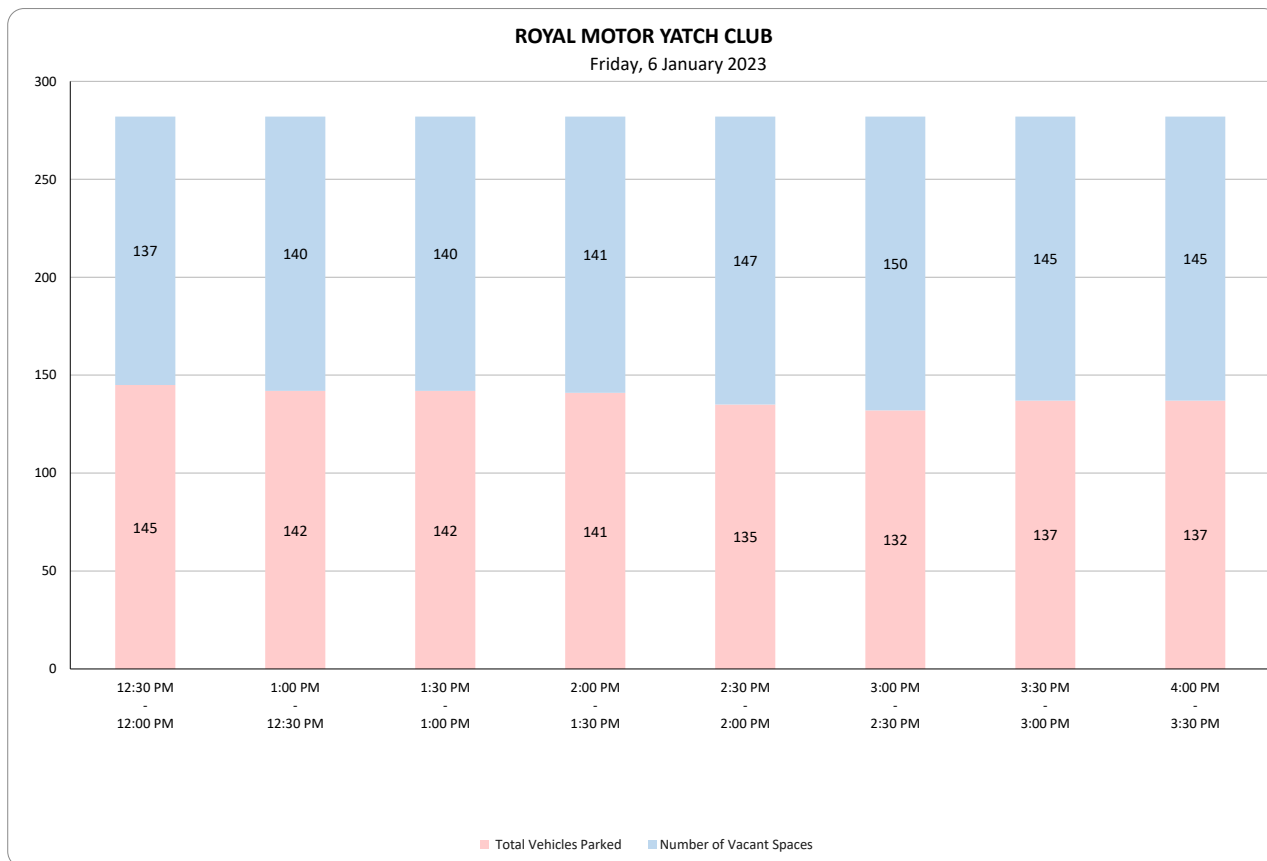


ROYAL YATCH CLUB

ZONE	UID	Street Name	Parking Restrictions	No. of Spaces			
A	A1	Royal Motor Yatch Club Carpark	No Restriction	25	Bays	8.87%	of Total Capacity
A	A2	Royal Motor Yatch Club Carpark	Disable Parking	2	Bays	0.71%	of Total Capacity
A	A3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	Bays	0.35%	of Total Capacity
A	A4	Royal Motor Yatch Club Carpark	Staff Parking	13	Bays	4.61%	of Total Capacity
B	B1	Royal Motor Yatch Club Carpark	No Restriction	70	Bays	24.82%	of Total Capacity
C	C1	Royal Motor Yatch Club Carpark	No Restriction	130	Bays	46.10%	of Total Capacity
C	C2	Royal Motor Yatch Club Carpark	Disable Parking	4	Bays	1.42%	of Total Capacity
C	C3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	Bays	0.35%	of Total Capacity
C	C4	Royal Motor Yatch Club Carpark	Trailer Parking	7	Bays	2.48%	of Total Capacity
D	D1	Royal Motor Yatch Club Carpark	No Restriction	29	Bays	10.28%	of Total Capacity
Total Capacity				282	Bays	100.00%	of Total Capacity

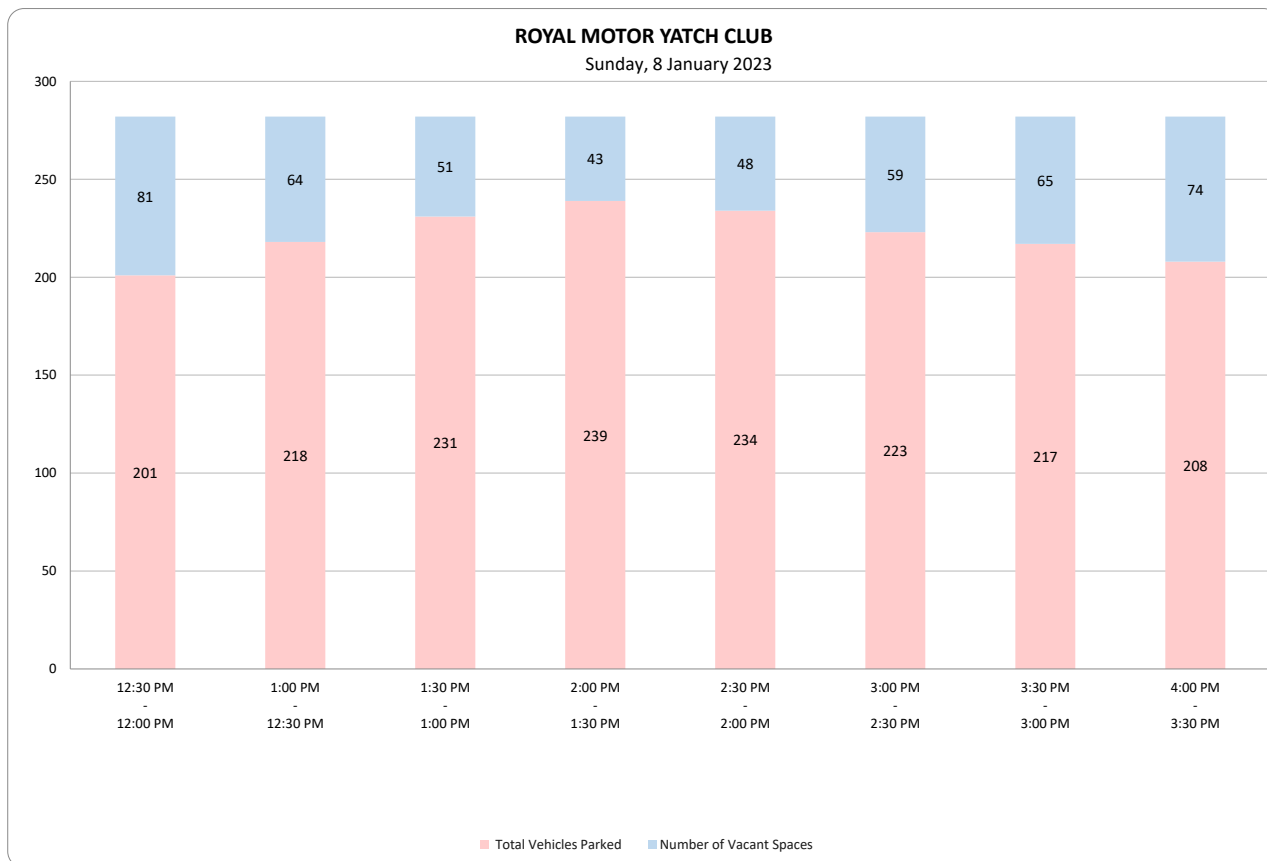
Location	ROYAL MOTOR YATCH CLUB
Suburb	NEWPORT
Client	TRAFFIX
Job No/Name	23010
Survey Duration	4 Hours
Day/Date	Friday, 6 January 2023

Zone	UID	Street Name	Parking Restriction	Capacity	12:00 PM - 12:30 PM	12:30 PM - 1:00 PM	1:00 PM - 1:30 PM	1:30 PM - 2:00 PM	2:00 PM - 2:30 PM	2:30 PM - 3:00 PM	3:00 PM - 3:30 PM	3:30 PM - 4:00 PM
A	A1	Royal Motor Yatch Club Carpark	No Restriction	25	23	20	22	21	24	25	28	25
A	A2	Royal Motor Yatch Club Carpark	Disable Parking	2	0	0	0	0	0	0	0	0
A	A3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	1	1	1	1	0	1	1	1
A	A4	Royal Motor Yatch Club Carpark	Staff Parking	13	1	1	2	2	1	1	3	3
B	B1	Royal Motor Yatch Club Carpark	No Restriction	70	43	38	32	34	28	25	26	29
C	C1	Royal Motor Yatch Club Carpark	No Restriction	130	69	76	79	77	76	76	75	75
C	C2	Royal Motor Yatch Club Carpark	Disable Parking	4	1	1	1	1	1	0	0	0
C	C3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	1	1	1	1	1	1	1	1
C	C4	Royal Motor Yatch Club Carpark	Trailer Parking	7	0	0	0	0	0	0	0	0
D	D1	Royal Motor Yatch Club Carpark	No Restriction	29	6	4	4	4	4	3	3	3
Total Vehicles Parked				282	145	142	142	141	135	132	137	137
Number of Vacant Spaces					137	140	140	141	147	150	145	145
% of Capacity Used					51.4%	50.4%	50.4%	50.0%	47.9%	46.8%	48.6%	48.6%



Location	ROYAL MOTOR YATCH CLUB
Suburb	NEWPORT
Client	TRAFFIX
Job No/Name	23010
Survey Duration	4 Hours
Day/Date	Sunday, 8 January 2023

Zone	UID	Street Name	Parking Restriction	Capacity	12:00 PM - 12:30 PM	12:30 PM - 1:00 PM	1:00 PM - 1:30 PM	1:30 PM - 2:00 PM	2:00 PM - 2:30 PM	2:30 PM - 3:00 PM	3:00 PM - 3:30 PM	3:30 PM - 4:00 PM
A	A1	Royal Motor Yatch Club Carpark	No Restriction	25	31	33	33	34	33	31	31	30
A	A2	Royal Motor Yatch Club Carpark	Disable Parking	2	0	0	0	0	0	1	1	1
A	A3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	0	0	0	0	0	0	0	0
A	A4	Royal Motor Yatch Club Carpark	Staff Parking	13	3	4	4	4	2	2	2	1
B	B1	Royal Motor Yatch Club Carpark	No Restriction	70	40	51	59	63	64	59	59	51
C	C1	Royal Motor Yatch Club Carpark	No Restriction	130	120	123	128	131	128	123	118	119
C	C2	Royal Motor Yatch Club Carpark	Disable Parking	4	2	2	2	2	2	1	1	1
C	C3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	1	1	1	1	1	1	0	0
C	C4	Royal Motor Yatch Club Carpark	Trailer Parking	7	0	0	0	0	0	0	0	0
D	D1	Royal Motor Yatch Club Carpark	No Restriction	29	4	4	4	4	4	5	5	5
Total Vehicles Parked				282	201	218	231	239	234	223	217	208
Number of Vacant Spaces					81	64	51	43	48	59	65	74
% of Capacity Used					71.3%	77.3%	81.9%	84.8%	83.0%	79.1%	77.0%	73.8%



APPENDIX C

RMYC Car Parking Plan of Management

ROYAL MOTOR YACHT CLUB – CAR PARKING PLAN OF MANAGEMENT

46 & 46A PRINCE ALFRED PARADE, NEWPORT

Purpose

The purpose of this Plan of Management (PoM) is to ensure the efficient use and operation of car parking at the Royal Motor Yacht Club (RMYC), located at 46 & 46A Prince Alfred Parade, Newport.

As a club, it is important that access to and from the facility by both boat owners and social members have direct access to car parking to ensure that the site is accessible, therefore making it user friendly and promoting its success.

Land to which this Plan Applies

This plan applies to the land known as 46 & 46A Prince Alfred Parade, Newport and is herein referred to as the Site.

Execution of this PoM

This PoM is to be implemented upon receipt of the final Occupation Certificate in accordance with the relevant development consent.

The Purpose of the Parking Facility

The purpose of the on site parking is to provide access to the Site for the following:

- Boat owners, who store their vessels at the RMYC
- Social members of the RMYC
- Guests of both boat owners and social members
- Board of Directors and staff of the RMYC.

What is the PoM seeking to achieve?

The PoM seeks to ensure that car parking needs on the Site are satisfied, having regard for both the regular and special event activities that occur.

The PoM seeks to ensure that car parking solutions are accessible and convenient for all, with opportunities available for owners, members and their guests to enjoy their visit to the site, with minimum fuss.

How Many Car Parking Space Does the Facility Provided

- The facility provides 282 spaces, which includes 4 disabled spaces.

Enforcement of car parking spaces

This number of spaces must be available at all times and not be obstructed by anything other than motor vehicles.

Any cars parked outside of the spaces may be subject to enforcement action by the RMYC.

Boom gate

During the daytime period, the purpose of the boom gate is to enable boat owner members to have more immediate access to the water, as opposed to the social members, who utilise the club house.

To gain access to the lower section of the car parking area, below the boom gate, the boat owner member must have displayed, in their motor vehicle, a boat owner sticker. If this has been forgotten by a member, a temporary one must be obtained from the RMYC reception.

If one is not displayed, then the RMYC has the right to have the vehicle removed.

During evening events, flexibility is provided to enable use of the lower parking area where there is insufficient space in the upper level car parking areas.

On major event days, a parking attendant manages the boom gate and availability in the lower section of the car parking area is managed by the attendant having regard to the purpose for visiting and availability.

Overnight Departure from Marina & On-Site Valet

If a boat owner member of the club, or their guest, is departing the marina overnight or for the weekend, they would generally contact marina staff on arrival. They would remove their equipment from their car and transfer this to their vessel. Marina management will then park the member's car within the car parking areas that is generally less used on the site to ensure that more convenient spaces are retained for short term boating users, closer to the water.

Marina management will retain the keys for the vehicle while the member is away and, if there is pressure on the car parking area, stacked parking may be coordinated if required.

When returning to the marina, the boat owner would contact marina management who would have their car waiting for them closer to the dock, upon their return, to enable ease of access from their vessel to their motor vehicle.

All new lease agreements will be provided with a condition that where a boat owner member, or guest of a member, is departing on an overnight basis, keys for any motor vehicle left at the Site are to be retained by marina management.

Longer Term Parking

When boat owner members and their guests are departing for a period from the Site (usually greater than a week), longer term parking does not generally occur, as members become concerned about leaving their car for a period.

Therefore, as part of the service that the RMYC offers, when people are travelling for a longer period, people would drive their car to the Site and unload their belongings and equipment. A member of staff will then follow the car owner home, with the marina bus, and then return them to the marina.

This ensures that the member is not concerned about security of their car over that period.

Use of RMYC Buses

The RMYC has two private buses. One bus is for use by social club members and their guests and the second is for use by boat owner members and their guests.

Both buses hold up to 12 people.

To utilise the social members bus, if a member of the RMYC requires the service, the member contacts the RMYC reception who will organise to pick the member (and their guests) up from their home and drop them by return.

Similarly, if a boat owner is seeking to be taken to the Site to avoid having to leave their car there, the boat owner member contacts the RMYC reception who organise collection from the member's home and dispatches them to the marina. The same return service is offered when the boat owner returns to the marina.

Both bus services operate from Palm Beach to Narrabeen, Elanora Heights to Terry Hills.

These services operate on demand and do not require an appointment, nor operate on a designated time.

Both services are advertised in the RMYC newsletter to ensure that all members are aware of their availability.

Use of the RMYC Tender Service to Access the RMYC

Tender services are also provided to the site from:

Bayview Public Wharf

Newport Public Wharf

Church Point Wharf

Salt Pan Wharf.

Again, these are offered on demand and do not require an appointment, nor operate on a designated time.

These services provide access not only to the RMYC club house, but also for people to access their boats directly, and therefore avoid the need to leave a vehicle at the Site.

Major Events

Approximately 24 major events are held at the RMYC each year. These generally include the following:

- 12 evening functions, such as musicians performing in the club house
- 8 weddings
- 4 day time events, including the Opening of the Sailing Season, Timber Boat Show Festival, New Years Eve.

For the day time events, a 22-seater bus is hired by the RMYC. This is used to operate a shuttle service from Newport Rugby Oval to the RMYC. This commences operation half an hour before an event commences until the event is over and the demand ceases.

A separate ferry shuttle service is also provided by the RMYC from the Site to Rowland Reserve. Again, this commences operation half an hour before an event commences until the event is over and the demand ceases.
