
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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23/06/2025

MRS Janina Ramsay
10 / 17-19 Forestville AVE
Forestville NSW 2087

RE: DA2024/1303 - 11 / 0 Melwood Avenue FORESTVILLE NSW 2087

Upon reading the amended Forestville RSL plans we were happy to see the RSL had taken notice of the many issues that arose with the original plans and made changes accordingly. Unfortunately, they have omitted labels within the club which could clarify their intent and therefore makes it difficult to comment on the internals with confidence.

What has not been addressed is NOISE POLLUTION that will emanate from the club and areas that are not fully enclosed. In particular, the north west corner, overlooking the Seniors Living area. I assume this area will be very popular due to the sunny position. It apparently has a roof but it is not fully enclosed or have the ability to be enclosed when noise affects that area. It is described as an outdoor café, but has diagrams of two pool tables and is accessed from the sports Bar. The nominated seating for this area is for 60 patrons. This is not a small cafe and has the ability to be a very noisy party area and with the club doors left open there will be the added noise from inside the club. Will sporting events be broadcast from this cafe? There is a stairwell to the carpark and an exit to the outside of the club from this area so it will be utilised by many and any noise from inside will then travel to the neighbours. This area has been designed with complete disregard for their Seniors Living development and other locals who will just hear constant noise and apparently need to wait until 12pm for a decent sleep, according to the Acoustics Report.

This design is not at all appropriate for the new Forestville RSL who have chosen to increase their revenue through Senior's Living. For this development to work all open areas must be enclosed in appropriate soundproofing glass or other suitable material at the time of the build so noise is contained within the club and exit doors should also be air locked, especially if poker machines are available until 4am. The soundproof glass would still give an outdoor feel to the cafe/sports bar area, and more importantly, allow patrons as well as local residents enjoy their day now and, in the future, as we will never know what this area may become in the future. The western wall may be too hot with glass so another soundproof option may be necessary.

The only external noise heard from outside the club should be vehicles accessing the carpark, pedestrians, the playground during daylight hours and limited patron conversation on the western side, which can be monitored. Apartment servicing equipment noise must also be contained so there is no disturbance on neighbours.

We realise other clubs have used a half wall as part of their development to give an outdoor ambience and allow some smoking but these clubs have their open areas situated facing

carparks or areas that do not encroach on the local residences. If the RSL wants to provide smoking areas then the outdoor poker area is enormous and could be redesigned to allow a sports bar smoking area, especially when the end result is to reduce poker machines.

The acoustics report has set out that residents just have to close their windows to keep noise out. All Seniors Living Residents should be allowed to enjoy their home and balconies whenever they want without being disturbed by the noise of the RSL. If the elderly are not well or have visitors they should not be made to just put up with disturbing and unnecessary noise. This is a new build so there is no excuse for allowing noise pollution. Forestville is a residential area and it seems unethical to design a new club and rely on an unsuitable liquor act for this area instead of thinking of the Seniors Living and local residents. As the club is all open plan the function rooms within the new development should host noisy events, leaving the main dining and conversation areas free to enjoy.

It was stated at an RSL meeting that any residents buying into the RSL complex were to sign a document stating they could not complain about the noise. So, the RSL intend to make money from the elderly and vulnerable but remove their rights to a peaceful retirement. This mindset is incorrigible and the Panel should ensure there will be no reasons for residents to complain in the first place by the easy fix of soundproofing the club at the time of build for now and the future. We, and other nearby residents also wish to use our outdoor areas and open our windows without constant disturbance.

As the RSL has kept the extra floor of Seniors Living over the RSL (making the development higher than permitted), then every effort should be taken by the Panel and the Club to guarantee all residents enjoy their retirement in this development.

Please allow this development to be a great community build, a build that respects the locals and one we can all be proud of. Please do not allow a thoughtless design destroy our peaceful neighbourhood and stand out for the wrong reasons.

We look forward to entering a new RSL club that has selflessly been sympathetic of others in our Forestville community.

Thanking you
Janina & William Ramsay