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**Sent:** 20/03/2023 10:52:50 AM  
**Subject:** DDP - Register to Address Panel

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**From:** [REDACTED]  
**Sent:** Sunday, 19 March 2023 2:38 PM  
**To:** Planning Panels - Northern Beaches <[PlanningPanels@northernbeaches.nsw.gov.au](mailto:PlanningPanels@northernbeaches.nsw.gov.au)>  
**Cc:** [REDACTED]  
**Subject:** DDP - Register to Address Panel

Ref: DA2022/1542

Dear Natalie,

Thank you for the opportunity to provide a written submission to the panel relating to this DA.

I'm disappointed that council have chosen to approve this submission without any material changes to the consent sought. Having reviewed the Agenda of the Determination Panel, I submit the following in the hope that some meaningful consideration is given to the residents whose lives will be adversely impacted by this consent.

1. The consent sought is in a residential area where if the RSL had not existed it would not be allowed to be built today. Adding further environmental impact however can be prevented or at least better controlled.
2. The use of "outdoor dining area" doesn't appear to truly reflect the actual use of the area. It is an outdoor bar with music, either live or recorded. Dining appears to be used to infer a quieter operating environment than has been the case to date.
3. No consideration appears to have been given to the operating hours of the consent, indeed these have been extended to Friday- Sunday from 11am - 11pm, with music needing to cease by 10pm. With up to 250 patrons potentially in the venue until 11pm, whilst stopping music early may help I doubt whether this will have a significant impact. I understand from the assessment that council does not believe the venue will have an undue impact on residents (see below) however surely some consideration could be given to not allow this to occur 3 days in a row, every week. Residents already accept that the club covers special events and that these have an impact, however they are an exception.
4. The response to resident feedback to the DA appears to be that fewer complaints were actually received and that any complaints were unwarranted. I strongly reject this assertion. We did not keep accurate records of events and can only view the logs from the "Noise App" provided by council. There is indeed a gap in recordings in the log between January 2022 and November 2022. As I recall and as mentioned in the Environmental Health response, the area did not operate throughout the period, with weather having a major impact on any outdoor venue. Did council review the Club's complaint log as part of this assessment, or is this a new requirement per the NSW police response?
5. It's not clear whether the conditions referred to in the acoustic report are already in place e.g. Live music performer should be located adjacent to the acoustic barrier; sound system noise limiters/compressors; sound system limiter; orientated away from the neighbouring sensitive receiver properties. If this is the case they either do not work or the sound level limits are exceeded. Our property is a reasonable distance from the club with vegetation, fencing and a neighbouring property providing some direct shielding. I appreciate that expert advice has been that adding a small barrier to a facility that was intended to operate as a car park should

adequately control noise. We still needed to close our external doors to be able to hear our television whilst the venue was in operation. Having this intrusion 3 nights a week is wholly unreasonable.

6. The report offsets some concern on additional noise generated by virtue of Mona Vale Road already generating road noise. There is clearly road noise generated, in particular during the heavier commuting periods. However this does not extend to 11pm on Friday, Saturday and Sunday, hence I do not believe this is a valid argument.

Your Sincerely,

A solid black rectangular box used to redact the sender's name and signature.