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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
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26/11/2024

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

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

The RSL development plans are too large and inappropriate for the land they possess and anything to do with returned service members seems to have been erased. The development is designed for seniors but the noise and disruption from RSL club activities will affect most of the residential units as well as neighbouring residents.

When the NSW Government updated the rules to allow a 9.5 metre build with a 3rd storey of residences, I don't think they realised the mess that would result with building applications that can now pop up in any residential street. The 3rd storey is inappropriate in a designated R2 overlooking other residences.

The present RSL was allowed to build directly on the western boundary as the walls were completely enclosed and no noise or light was emitted or properties overlooked. The new design is open and as such the whole club must be set back from this boundary with additional storeys set back as per the 45-degree requirement. Also, the final residential storey on top of the RSL exceeds 9.5 and 11.5 metre height limits and should not be allowed.

Due to noise issues, all outdoor dining and playgrounds should be situated on the southern side, or the northern walls need to be enclosed/soundproofed to prevent constant noise complaints to Council. All noise must be contained within the walls of the RSL. As the building is now situated, the outdoor noise of functions and children playing can already be heard by neighbours. Any changes that would increase noise levels need to be considered carefully as complaints will be sent to Council.

Unisex toilets only are inappropriate for a family club and family friendly toilets are a necessity in new build designs.

The reasons given to consider this development was for the RSL to renovate and make their money in ways that didn't rely on gambling. Ironically, the gambling areas seem to have increased.

Where do RSL members and the residents smoke and how is this smoke contained?

It is disappointing that the RSL was not more transparent with their development aspirations. Listening more to members/neighbours before spending money on costly plans would have been appreciated.

There are many problems with the RSL's development application as it stands, and I hope Council looks very carefully at the consequences for local rate paying residents. Once approved, and a few people have made their money, we will all have to live with these consequences.