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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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10/10/2024

MR Chris Stead  
20 Whitney ST  
Mona Vale NSW 2103  
[REDACTED]

**RE: DA2024/0675 - 80 - 82 Mona Vale Road MONA VALE NSW 2103**

Misleading plans offer Insufficient Protection for Residents

These plans have been put forward in such a manner as to mislead the council with inadequate and useless data, and should not be approved. The thoughts of those most impacted, the residents to the north of the RSL as far as Bayview, should be the presiding voice.

I refer to the submitted information here (<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=qTYgvvLKx8QV0A60ki4OEg%253d%253d>) as a part of the below concern. It refers to the outdated noise report, where the audio recorder was placed in the industrial zone 6 years ago (not residential), at a much lower elevation than the proposed courts, and surrounded by thick tall concrete buildings to further reduce the impact of sound. There is also no mention of the prevailing wind at the time. And no mention of what noise tests were conducted to mimic the whack of pickle racquets and screaming of players.

I also take exception that the only residents impacted (the R1) are adjacent to the RSL. As I will detail, we're already impacted significantly by RSL noise and we live many streets further to the North beyond the scope of the current report.

This report provides no useful information for any decision to be made and as such, the resulting acoustic reduction measures put in place are utterly inadequate. Here are some facts you can use:

1. Mona Vale is a natural amphitheatre and from its position up on the hill, sound travels from the RSL all the way across to Bayview. Sound from the Futsal Courts and The Deck can be clearly heard at my home, a 20-minute walk away near Bayview Golf Course. You can hear it clearly from my friend's house up behind the cemetery. You can hear it from up on Bayview heights. Depending on the prevailing wind, we cannot be in our home without hearing the RSL when the above facilities are in use, let alone dare to open a window.
2. Following its opening, The Deck - in a similar position to the proposed courts - has been subject to countless noise complaints with the RSL, council and the police. It created huge unrest amongst residents due to the sustained sound through the day and night, and its detrimental impact on the mental health and living conditions for people that live up to 1km away.
3. If I hadn't happened across the DA yellow notice in the parking lot, I would not have even known this build was being proposed. This despite being an impacted resident, and a member of the club. Through ineptitude or design, local residents who will be impacted by the sounds - such as myself - have received no communication about the proposed development. Not a letterbox drop. Not an email. I suspect many residents who will be impacted have no idea these courts are being proposed, let alone been given an opportunity to voice concerns.

These courts will have a significant, detrimental impact on the neighbours far beyond the scope of the lacklustre acoustic impact report provided by the applicant. And their approval will lead to years of community unrest, complaints and police involvement, just like The Deck before it.

All of the data supplied by the applicant regarding sound in this report is outdated, misleading and not nearly far-reaching enough to provide any useful insight.

Please see the decision to include a sound report from a non-residential block hidden in the valley below for what it is. And the failure to invite local residents to offer an opinion for what it is.

In my daughter's bedroom, with all the windows closed, 20-minutes walk away, I can hear exactly what is being said on the announcer at The Deck. That is how well the sound travels across the valley. And that gets so much worse as soon as there is the hint of a southerly breeze.

We are residents who didn't buy a home near a main road, an industrial zone or a club. I can only imagine how horrible it will be for the people even closer than us.

The current plans for a 2500mm acoustic wall only on the North side is completely inadequate. The sound will travel over it. And from the Western edge where there is no wall, it will blow unhindered right across the valley to homes up to 1km away. Any consideration for a court should come in a fully enclosed space, where there can be no sound or light leak to the affected residents (who live right across the valley.)

I'd also argue that before these plans are even put forward, the RSL should be showing how it intends to mitigate the existing sound issues coming from the Futsal Courts and The Deck. Where are the plans for 4m high acoustic walls around these existing noise pollutants?