

10th June 2025

The CEO
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Tom Burns - Principal Planner

Dear Mr Burns,

**Development Application No. DA2024/1303
Further Supplementary Statement of Environmental Effects
Forestville RSL Club redevelopment including new Club building and
seniors housing
22 Melwood Avenue, Forestville**

Further to the Supplementary Statement of Environmental Effects of 21st May 2025 please find attached further correspondence from the RSL Club (Attachment 1) confirming the number of patrons on premises during the parking survey undertaken on Saturday 3rd August 2024 as detailed in the updated Traffic Impact Assessment prepared by Traffix and the patron number spikes which occur throughout the year.

We note that the parking survey was undertaken on a Saturday night when the existing first floor club function rooms were not in use. In this regard, the surplus club carparking proposed will accommodate patron number spikes which occur throughout the year associated with the use of the function room/s for private events and wakes, major televised sporting events including the Melbourne Cup and World Cup Rugby and public holiday activities including Anzac Day and Australia Day where patron numbers increase to approximately 700 throughout the club premises.

The stated surplus of club carpark does not recognise these patron number spikes which occur throughout the year with the additional on-site parking proposed ensuring that the club can accommodate the off-street carparking demand during these periods without relying on on-street parking or carparking within the adjacent public carpark which is often full on a Saturday when Forest Rugby Club has its home games.

In this regard, the surplus club carparking proposed will accommodate patron number spikes which occur throughout the year. Please not hesitate to contact me to discuss any aspect of this submission.

Yours faithfully

Boston Blyth Fleming Town Planners

A handwritten signature in black ink, appearing to read 'Greg Boston', written in a cursive style.

Greg Boston

B Urb & Reg Plan (UNE) MPIA

Director

Attachment 1

Correspondence from the Club

SINCE 1959

FORESTVILLE

– RSL CLUB –

Thursday, 1st May 2025

Dear Greg,

Our records confirm that the Club regularly experiences peak patronage, with the car park reaching full capacity multiple times each week. This is largely due to our role as a hub for various community and sporting groups, which hold frequent functions on-site. These activities include bridge tournaments, bingo sessions, Probus meetings, sub-Branch and Rotary Club gatherings, dancing classes, and a range of private bookings including functions and wakes. Our two large function rooms can each accommodate up to 200 guests.

Key high-attendance events include:

- ANZAC Day – Over 600 patrons
- Major Draw Nights (typically Thursdays) – Over 300 patrons
- Melbourne Cup Day – Over 250 patrons
- Free Live Entertainment (e.g., Fleetwood Mac tribute show) – Over 250 patrons
- Private Events and Wakes – Frequently over 150 guests; for example, on Monday 10th February 2025 at 2pm, attendance exceeded 170 patrons
- Special Sporting Events (e.g., Matildas vs France, 2023 Women's World Cup) – Over 700 patrons

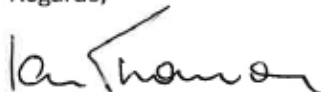
These busy events put a lot of pressure on both the Club's small car park (74 spaces) and nearby street and council parking. The current parking setup just isn't enough to handle the number of people we get during peak times, which often leads to congestion and makes it harder for both our guests and local residents to find parking.

Our records from Saturday 3rd August 2024, being the date of the parking survey, indicates a maximum of 179 patrons. While this figure is substantial, it does not reflect the Club's full operational capacity, as no functions or events were held on that day.

The additional level of car parking will:

- Support the Club's continued growth and revenue
- Enhance the experience for patrons
- Minimise disruption to the surrounding neighbourhood and
- Provide a long-term solution to parking overflow issues.

Regards,



Ian Thomson

Chief Executive Officer – Forestville RSL

Forestville RSL Club Limited

ABN: 15 000 970 132

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