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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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25/06/2025

MR Luke Gerken  
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Killarney Heights NSW 2087  
[REDACTED]

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

As a frequent user of this club, both by myself to play snooker, visit to meet friends, or with dinner with my family, I am concerned about the development design. 1. Outdoor space. The proposed RSL space omits the outdoor space presently used by families for soccer or similar ball games and on occasion (Matildas soccer games) allowing an area for larger groups to gather outside. Harbord diggers redevelopment has a significant indoor/outdoor space, that is north facing, with dedicated trees and landscaping. Southern side open space would be in shade all year round. Cold and damp bog. 2. Performance space. The existing performance hall which permits musical performance and the function rooms for community groups. Existing RSL has toilet facilities provided adjacent to the bar. With a backstage access. Snooker room deleted, perhaps this is what the multi purpose space below the club office on B1 is for? Ground floor bar has very little access clearance around the supposed equivalent 2x pool tables. In any case the proposed function space is in B2! A token skylight over, where is this skylight on ground floor? Also four prominent columns divide the space, space seems smaller some 300 Sqm by my estimate. Granted the ceiling height would be 6m so adds to the space. One would think minimum of four toilets on adjacent to bar, no columns in the function space and better natural light. Where is the RSL proposing to host these larger events including of all events ANZAC day? Previous ANZAC ceremonies overflow onto the Melwood Ave footpath. Are we having dawn service in the basement? What 21st birthday or school reunion would use this space? Unfortunate the existing level 1 function rooms, open areas with balcony vista, are relegated to be part of the seniors living development. 3. The proposal for a staff room and committee room within the basement (no windows!) is disrespectful to those that keep the club running day to day. Why not put the seniors living down in basement 2? Seems absurd doesn't it. You have a topographical advantage and it is squandered on privately owned spaces on level 1. Admittedly harbord diggers had a similar idea, but the use of space and northern light in the common areas makes up for the loss of the elevated views. We have no such ground floor common areas in this development that would compensate the loss of the level 1 function rooms. 4. Why is the gambling area given such prominence, including a relatively large courtyard? The footprint of area devoted to gambling would be atleast 30% of the publicly accessible common recreation areas (wouldn't include the entry area). The gambling area gets the most of the northern light. I'm sure the gamblers would appreciate this. RSL directors claim the seniors development diversifies income, one would therefore think the gambling area would be smaller. One suspects we are looking at an increase in poker machines. 5. The loading dock has columns within it, I have not done the swept path analysis but this seems unworkable for delivery drivers. 6. Loading driveway proximity to the Melwood avenue car park corner at the south west corner of site has issues with sight lines and potential hazards for children riding bikes along the footpath.

Footpath would need to be widened and the loading dock driveway moved north, retaining walls pared back to the west to increase sight lines. I would love this footpath to have a pedestrian crossing based on current usage, this development makes it almost mandatory for the safety of the public with trucks entering and exiting. 7. The basement seems excessive. Carspaces do often fill up in the club, so some increase seems sensible. But this excavation will be prolonged, and appears to double the capacity of spaces if not triple. Linking the car park spaces to the seniors living development leaves open the possibility of RSL and senior living visitors, medical or ambulance using spaces in a way not intended.