

10 July 2025

Northern Beaches Local Planning Panel  
C/- Dean Pattalis  
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Dear Dean

**Request for additional information response (DA2025/0139)**  
**Alterations and additions to a registered Club – 932 Pittwater Road, Dee Why**

**1. Introduction**

This submission has been prepared by *Keylan Consulting Pty Ltd* on behalf of *Dee Why RSL* (Applicant) to respond to the *Northern Beaches Local Planning Panel* (Panel) request for additional information for DA2025/0139.

**2. Background**

On 18 June 2025, the Panel considered DA2025/0139 for alterations and additions at 932 Pittwater Road, Dee Why (Dee Why RSL). The application was recommended for approval by Council officers subject to conditions of consent.

The Panel deferred further consideration of the application to give the applicant the opportunity to submit to Council the following information:

- *Detailed plans and schedules indicating existing and proposed internal gross floor areas and licensed external areas (including gaming, food & beverage, back of house etc.)*
- *Detailed layout and fit out plans and sections*
- *Confirmation of the proposed number of gaming machines*
- *Provision of a Social Impact Assessment Report for the proposed development*

**3. Response**

We have undertaken a comprehensive review of the Panel's request for further information. Our response should be read in conjunction with the development application (Attachment 1) and accompanying documents provided to the Panel for determination. This response is supported by:

- response to the Panel's request for additional information (Attachment 2);
- additional architectural plans prepared by Altis Architecture (Attachment 3) and
- a Social Impact Statement dated 10 July 2025 prepared by Hill PDA (Attachment 4).

Our review reinforces the findings of the SEE, specifically that the proposal:

- **does not** result in any additional electronic gaming machines (EGMs),
- reduces the licensed area by 178m<sup>2</sup> from 10,055m<sup>2</sup> to 9,877m<sup>2</sup>
- results in improved function and experience of the club for its patrons through:
  - consolidating the existing food and beverage offerings for its patrons, including adding a new Chinese restaurant and a new Cafe while relocating gaming away from all food and beverage offerings
  - improved indoor and outdoor gaming areas to meet contemporary industry standards and better amenity for patrons by increasing space between gaming machines from 750mm to 1 metre and updated layout
  - improved facades, street presentation, entrance and memorial garden
- results in a relatively minor expansion of the gaming area of 614m<sup>2</sup>, representing only 3.8% of the overall floorspace of the Club.

Further, the Applicant acknowledges and supports Council's *Gambling Harm Minimisation Policy 2024*. The findings of the *Social Impact Statement* confirm the Club's consistency with the policy as well as other relevant legislation which strictly controls approved licenced areas, responsible service of alcohol and gaming on the premises.

Critically, this proposal does NOT seek, result or make any allowance for any additional gaming machines, beyond the Club's current gaming licence.

The Club has been operating in this location for over 80 years as a not-for-profit community club. The Club continues its long-standing contribution to the social fabric of the local and wider community. The proposal improves the functions and amenity of the Club through a more contemporary layout through consolidation of its food and beverage, with improved circulation separated from approved gaming areas.

We trust this response provides sufficient information for the Panel to finalise its assessment and determine the development application.

If you have any questions, please do not hesitate to contact me directly.

Yours sincerely

*Michael Woodland*

Michael Woodland BTP MPA  
Director

## Attachment 2 – Response to the Panel’s request for additional information

No	NBLPP RFI	Response	Attachment
1	<i>Detailed plans and schedules indicating existing and proposed internal gross floor areas and licensed external areas (including gaming, food &amp; beverage, back of house etc.)</i>	<ul style="list-style-type: none"> <li>Altis Architecture has prepared the following drawings to address this request: <ul style="list-style-type: none"> <li>DA-SK4 provides a comparison between the existing and proposed licensed areas.</li> <li>DA-SK6 shows the existing and proposed GFA.</li> </ul> </li> <li>It is noted: <ul style="list-style-type: none"> <li>the proposed development is an improved outcome as it will reduce the licensed area from 10,055m<sup>2</sup> to 9,877m<sup>2</sup> (reduction of 178m<sup>2</sup>), refer to DA-SK4</li> <li>the existing outdoor entertainment area to the north of the existing Aqua Café has been included within DA-SK4 as this is a licensed area. However, whilst it is licensed, it is excluded from GFA calculations as the walls around this space are lower than 1.4m and therefore, are excluded in accordance with the <i>Warringah Local Environmental Plan 2011</i> definition of GFA.</li> </ul> </li> </ul> <p>Summary Comment</p> <p>The licensed area will reduce in size as a result of the proposal.</p>	<p>Attachment 3</p> <p>(Plan numbers: DA-SK4 and DA-SK6)</p>
2	<i>Detailed layout and fit out plans and sections</i>	<ul style="list-style-type: none"> <li>Altis Architecture has prepared the following drawings to address this request: <ul style="list-style-type: none"> <li>DA-SK3 provides detailed layout plans.</li> <li>DA-SK7 provides detailed sections showing the furniture and gaming machine layouts for all areas.</li> <li>DA-SK5 provides a comparison of the existing and proposed gaming floor layouts.</li> </ul> </li> </ul> <p>Summary Comment</p> <p>Detailed layout and fit out plans and sections are provided.</p>	<p>Attachment 3</p> <p>(Plan numbers: DA-SK3, DASK7 and DA-SK5)</p>
3	<i>Confirmation of the proposed number of gaming machines</i>	<ul style="list-style-type: none"> <li>Dee Why RSL currently has 494 EGMs within the approved licensed area which are all located on Level 2.</li> <li>It is noted that the proposal increases the GFA used for gaming purposes by 614m<sup>2</sup>.</li> <li>Importantly, whilst the GFA is increasing, <u>the number of EGMs is <b>not</b> increasing</u>. This is confirmed by the following documents:</li> </ul>	Attachment 3

No	NBLPP RFI	Response	Attachment
		<ul style="list-style-type: none"> <li>○ DA-SK5 which identifies the gaming machine layouts and confirms 494 is the total number of EGMs on Level 2</li> <li>○ Table 3 of the Statement of Environmental Effects which states <i>'the number of gaming machines provided at the site will not change as part of this proposal'</i></li> <li>○ The Plan of Management which states <i>'the number of gaming machines is not increasing'</i></li> <li>• Gaming machines are currently spaced at 750mm centres. The proposal provides for an improved layout to meet industry standards and improved amenity experienced during COVID social distancing requirements as follows: <ul style="list-style-type: none"> <li>○ size of machines which have increased significantly over time from 530mm wide x 1000mm wide to 740mm wide x 1950mm high</li> <li>○ layout and spacing between machines have become wider and the number of machines clustered together has reduced in the area.</li> </ul> </li> <li>• This trend began as a result of machines becoming larger and accelerated significantly during the COVID pandemic when the NSW government required 1.5m spacing between people in public spaces. The feedback from patrons is that greater space between people was a positive development. The intent of the proposed room layout is to have 1 metre between adjacent machines and clusters of 3, 4, 6 or 8 machines rather than the clusters of 6, 8, 10 and up to 11 machines on the existing floor.</li> </ul> <p>Summary Comment</p> <p>The current number of EGMs will remain the same as a result of the proposal.</p>	
4	<i>Provision of a Social Impact Assessment Report for the proposed development</i>	<p>A Social Impact Statement (SIS) has been prepared by Hill PDA Consulting and is provided as Attachment 3. The SIS considered the social impacts which may arise as a result of the proposed development by:</p> <ul style="list-style-type: none"> <li>• analysing several factors such as demographics, crime and safety, liquor license and gaming machine audits, sensitive receivers</li> <li>• assessing the perceived and potential social impacts</li> </ul> <p>The assessment in the SIS concludes:</p>	Attachment 4

No	NBLPP RFI	Response	Attachment
		<ul style="list-style-type: none"> <li><i>‘while some temporary and minor negative impacts may occur during construction, the proposal overall is unlikely to result in any lasting adverse social impacts over baseline conditions, while delivering enhanced amenity and wellbeing benefits to patrons. The Dee Why RSL will continue to provide an important community function within a low-risk social environment.’</i></li> </ul> <p>Summary Comment</p> <ul style="list-style-type: none"> <li>Net positive social outcomes are expected in comparison to existing conditions.</li> </ul>	