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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 18/03/2024 1:58:09 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

18/03/2024

MRS Robyn McHugh  
3 Stanley ST  
Newport NSW 2106

**RE: PEX2024/0002 - 10 - 12 Dee Why Parade DEE WHY NSW 2099**

I wish to object to Planning Proposal application (PEX2024/0002) which seeks to amend the current WLEP.

The club makes clear in its proposal that the request to more than double the current height restrictions on the site is to make money. Massive over development of a site not in the town centre and close to Dee Why lagoon to increase Club profit is not a valid reason to rezone this area.

The report makes many references to aligning the height with 1 Dee Why Parade (point 4.3.2). This site is within the town centre with a height cap of 27m. The proposed development is not in the town centre and is seeking an even higher limit of 32m. There is no reference to the Clarence Ave side of the development site, which is capped at 12-13m. A 23-32m high development represents a huge increase in height and is not at all commensurate with the height in Clarence Ave.

Point 12.1.3 states that the proposed development does not detract from the visual quality of the area. The accompanying photos (Fig. 24) are taken from behind a tree at a point north of the proposed site on Clarence Ave. If these photos were taken from a place in Clarence Ave adjacent to the site, it would illustrate that the visual impact will actually be quite significant. The addition of 51 new dwellings to a corner already hugely congested can only make the traffic problems at this end of Dee Why worse. This is already a very busy area with the RSL, changed traffic conditions at the beach which have had a detrimental affect all the way to Clarence Ave and the Coles loading dock. Point 12.2 concludes that the proposed development will have negligible traffic impact, which is nonsense.

I strongly urge Council to reject this proposal. The site area has more than doubled, and the number of dwellings increased by almost 55% since the Club's first submission in 2022. It is not an improvement. Seniors living can be well accommodated within the current WLEP without detrimentally affecting the amenity of local residents.

If the proposal is approved, it will open the door to similar extensions of height limits on the eastern and southern sides of Dee Why's town centre.