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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

22/03/2024

MR Bernard Dryden  
20 / 20 - 20 Ara CRES  
Narraweena NSW 2099

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

The height of the proposed development is not in keeping with existing developments in the surrounding area. The development at the RSL site is currently ground level plus two stories. The height of the development will impact adversely on the ability of many surrounding buildings to enjoy a view from their property.

The most concerning aspect of this huge influx of additional people into a small area is they will all have cars.

The current traffic flow in Dee Why Pde is appalling. Congestion caused by the pedestrian crossing in Pittwater Rd at the intersection of Dee Why Pde already has a serious adverse effect on traffic flow and directly causes congestion.

Prior to any consideration of any development on the old Chemist site, a comprehensive assessment of current traffic flow and management needs to be undertaken. That should be a major consideration and the capacity for development should be worked backwards from what currently exists, then any additional impact considered to determine if current infrastructure can accommodate more development.