

## **Request by Maxwell Duncan for comments regarding Development Application:**

Re: Development Application No. DA2002/2081

Description: Change of use and construction of a golf club house and associated facilities.  
Address: Lot 2742/9999 Condamine Street MANLY VALE and WARRINGAH GOLF COURSE (DISTRICT PARK) Condamine Street NORTH MANLY and

Address: Warringah Golf Course Pro shop 292 Condamine Street NORTH MANLY and

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Address: District Park Tennis and Squash Centre - Clubhouse & District Park Tennis and Squash Centre - Clubhouse Kentwell Road NORTH MANLY

### **Traffic:**

I have perused the Traffic Impact Statement regarding this DA Application for the Warringah Golf Club Limited.

I note that the original Golf Club house at 397 Condamine Street, North Manly will be decommissioned. No DA regarding this site.

I note that the existing Pro/shop buggy store at Condamine Street and Kentwell Street will not be affected by this application.

I note that the current Warringah Recreational Centre at Pittwater Rd and Kentwell Street will be redeveloped as part of this DA application for a new Club House.

Upon reviewing this Traffic Impact Statement and associated information regarding proposed carparks for this club and anticipated traffic to and from this club and proposed demand for this parking area.

I do not see any issues based on the information supplied and believe the parking areas will service the club as required.

I do not see any issues for traffic congestion which may evolve from the use of this club based on illustrations submitted in this application.

It is recommended that the current 'No Stopping' and 'No Parking' limitations for Kentwell Street near Pittwater Road remain due to the volume of traffic on Kentwell Street and its proximity to Pittwater Road. Kentwell Street is an important link between Condamine Street and Pittwater Road and should be free of any unnecessary traffic congestion.

As a standard practice, when this new club has been built and is trading on a regular basis police will monitor any issues which may develop and deal with such issues through liaising with the club itself or through the Local Council traffic committee meetings .

**Traffic during construction:**

It should be noted that Kentwell Street as stated is an important link between Condamine Street and Pittwater Road and approximately 150 metres from Pittwater Road there are currently 'No Stopping' and 'No Parking ' signs which assist with traffic congestion near traffic lights at Pittwater Road.

Any adjustment to parking regulations during construction should take into account the traffic flow on this road.

Pittwater Road near Kentwell Road also is currently sign posted 'No Stopping' which assists with the traffic flow of this two lane road ( northbound ). This is a high volume road catering for a major link to Manly CBD.

It is recommended that no blockage of either lane during construction to avoid extensive traffic delays during daylight hours.