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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 1/03/2023 6:18:49 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

01/03/2023

MR Michael Clark  
- 407 Condamine ST  
Allambie Heights NSW 2100  
[REDACTED]

**RE: DA2022/2081 - 292 Condamine Street NORTH MANLY NSW 2100**

I note the traffic assessment completed as part of the DA for the new Golf Clubhouse. Whilst the assessment may be technically correct in only assessing the impact of the new clubhouse, Council has a duty to consider the bigger picture.

The Traffic plan and overall assessment is flawed as takes a singular point in time viewpoint and fails to consider the approved and planned changes including:

- new and approved 135 place Childcare Centre in existing clubhouse at 397 Condamine Street which will increase traffic flow including on Kentwell Road.
- construction of a new gymnastics facility on existing North Manly Bowling Club site with increased utilisation of parking and congestion on Kentwell Road.
- The impact of bi-directional exit from three 3 car parks onto Kentwell Road which the traffic plan refers to as a single-lane local road.
- The traffic plan ignores the existing traffic flow in peak periods. On weekends the on-street parking at Kentwell Road is 100% utilised due to golf.
- The traffic plan pays no attention to the impact on Kentwell Road and surrounding roads of major events in all locations that access Kentwell Road including Nolans Reserve, the new gymnastics facility and proposed golf clubhouse.

It is also difficult to genuinely assess the traffic plan when the carparks and updated Warringah Recreation Club facilities are only indicative as they will be built and maintained by Council. The addition of a carpark on the western side of Brookvale Creek will increase congestion and if developments are approved, Council should consider no right hand turn enforcement for the new car parks servicing the Golf Clubhouse and new Warringah Recreation Centre to avoid congestion and accidents.