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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 30/04/2024 11:56:23 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

30/04/2024

Ann Sharp  
- 77 Brighton  
Curl Curl 2096

**RE: PEX2023/0002 - 2742 / 9999 Condamine Street MANLY VALE NSW 2093**

Concerns / objections to the planning proposal:

Re Registered Club:

- The registered club is likely to have a Liquor License and exclusive areas for members.
- The proposed sports bar would be unsuitable for under 18's and is not necessary or desirable for a recreational venue, such as tennis courts, intended for all ages.
- A recreational venue that serves alcohol poses an increased safety risk, particularly for young people. In some instances peers may be driving friends home from the venue.

Re Recreation facilities

Sports courts: The Warringah Recreation Centre currently has six tennis courts, futsal courts and three squash courts. The proposed plan shows only six tennis courts, indicating a reduction in courts, including the loss of three (squash) courts.

"The proposal should address how the establishment of a registered club will uniquely influence active recreation and specify any planned redistribution of existing recreational facilities."

Site constraints

Re Flooding

The proposed registered club is within the Medium Flood Risk Precinct. "The site is located within the Manly Lagoon catchment and is subject to flooding during large storm events."

Re Riparian land

The building construction would result in extensive earthworks, tree removal and hard surface areas in the riparian zone and buffer of Brookvale Creek.

Re Trees

"The canopy within the Subject Site is...characteristically dominated by Casuarina glauca...consistent with that of the Estuarine Swamp Oak Forest vegetation community."

Re Acid Sulphate Soils

"Acid sulphate soils have been identified as being a constraint to development". Disturbance of these soil materials will result in an environmental risk.

Re District Park Plan of Management (DP PoM)

Objective: To protect, preserve and enhance the natural environment (land and water)

Re Creeks:

- Rehabilitation works for Brookvale Creek
- Reduction in weeds along creeks
- Remnant bushland - Protection of biodiversity and improvements in bushland condition through on-going bush regeneration works

In response to technical reports:

Please see previous submission to DA2022/2081 - Construction of a golf club house and associated facilities.