
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 28/02/2023 12:07:55 PM
To: DA Submission Mailbox
Subject: Online Submission

28/02/2023

MR Gregory Nicholls
18 Pozieres PDE
Allambie Heights NSW 2100
[REDACTED]

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

My comments concern the traffic report. I believe it has focussed too much on the parking capacity and not given enough attention to impact on the flow of traffic through the intersection of Kentwell rd and Pittwater rd.

I offer the following points for consideration:

(1) section 5.1.1 of the report describes the duty cycle as follows 'Given the type of land-uses within the proposed club house an average length of stay of 90 minutes is considered appropriate.'. This may be appropriate for a normal clubhouse however an 18hole round of golf generally takes 4hrs. I'm not sure that has been factored in.

(2) the parking entry/exit appears to be in the same place as currently. This will cause problems exiting (if bidirectional) due to the back up of traffic on Kentwell when the light is red. This happens now. Please consider asking TfNSW to amend the timing of the lights to accommodate the additional traffic.

(3) please consider future proofing this by reserving enough space on the pittwater rd perimeter to allow for a 'one way' flow of traffic in future. This would involve entry on Kentwell and an exit lane on Pittwater. Yes some people would need to 'go around the block' but it may be warranted if the facility becomes popular.

Thanks and Regards,
Greg