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To: DA Submission Mailbox
Subject: Online Submission

16/03/2023

MR Scott Campbell
33A Austral AVE
NORTH MANLY NSW 2100

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

As a local resident living in Austral Ave and a user of the Golf Club and its amenities, I am fully supportive of the proposed development.

Having read through the various documents submitted with the DA it is obvious that the Club is mindful of the issues that would be encountered post development.

The traffic & parking issues have been thoroughly documented by the consultants and areas of concern addressed. The supported by a submission from the NSW police. Additional parking to that currently in place has been provided for in the planning.

Noise mitigation has been addressed in both the Acoustics report and the Plan of management submitted by the Club and the club will be facing to the northwest and so away from the nearby residents.

The arborists report has identified the flora and fauna at risk and the native trees that must be preserved, and the replanting required.

The area needs an outlet for the community to be able to socialize at following the closure of the North Manly Bowling Club. The District Park Plan of Management which was developed and accepted by Council in 2015 includes a licensed premises in the precinct so this is not a proposal that was not considered when the plan was developed.

The new club, which does not have poker machines, will fill that void and provide a family friendly place to gather and socialise plus be able to support the community in general.

The Golf club is only taking up a part of the footprint with tennis and squash being retained so this will make for a wonderful sporting precinct with the Golf Club looking to support other sporting bodies that utilise District Park and to upgrade the golf course facility.

I'm sure that any matters that arise post construction would be addressed by the Club as stated in the Plan of Management