
From: [REDACTED]
Sent: 22/05/2025 3:50:45 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 2025/0132 - 37 Roseberry Street, Balgowlah NSW
Attachments: Manly Vale DA objection amended.docx;

Please find attached Amended DA comments.

Andrew Pearson

May 22, 2025
27 Cutler Road,
Clontarf NSW 2093

Northern Beaches Council

Via Email

Council@Northernbeaches.nsw.gov.au

RE: DA2025/0132

Amended Plans comment – Continued Objection by ratepayer.

Firstly,

Please note I have been unable to gain the information via the Council “Application Search” page as advised in your letter of May 15, 2025. It simply comes up blank. When I rang council to seek assistance, which was forthcoming, it was suggested that issue was due to my “browser” which as I have tested, also does not work on other machines. It concerns me that I ended up, after the “Map Route” suggested by your officer, that I was able to look up the documents, alas I was none the wiser what the “Changes” were in a concise format as it was not apparent. I was then advised by Your Officer, to access the “Manly Observer” site, which I did and have now been able to simply see what the changes to the original DA are? I am concerned that to obtain concise easy to understand information was only available to me via another non-council site. I hope the information and comments I make are correct as they are based on that Site’s changes advice. But I also worry about other people not going the extra mile on same. It was indicated that it was due to large amounts of data. If so, please raise the issue with your IT department to rectify. I only raise this as a concerned ratepayer.

Here is my understanding of the amendments to the original DA:

1. Signage Changes – two signs’ changes, one at front - removal of the Giant M sign and reduction in size of the one on the West building wall.
2. Removal of Flags entirely
3. Removal of a “Play Place” sign
4. Changes to traffic islands and traffic flow - suggested
5. Trading hours changes from 24 hrs / 7 days a week to 5 am to Midnight still 7 days a week.

My response to these items is that these changes are all basically “window dressing”.

Removal of an ugly big M, Flags and signage does not address my main issues, and I remained an objector of this DA.

The main issues I object to are simple. The areas adjacent and nearby blocks are fundamentally higher density living.

This site should have **no greater hrs of operation** than all the others in the block at the very least. There are many people living in proximity they are entitled to their “quiet enjoyment” of residential living.

Crime does concentrate at late night venues, especially this type. The garbage noise and collection issues cannot and has not been addressed appropriately in the DA.

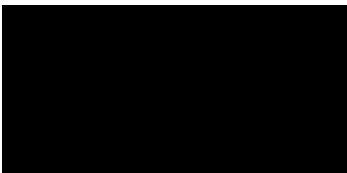
A Fast-food chain being proposed has associated problems DO not lend itself to **higher density areas located in adjacent streets**. So, whilst the changes in hrs are better, more appropriate hrs would be **business hrs** 6 days a week, so residents can enjoy time at home with family.

I cannot see how the traffic issues have been addressed at all in what has been resubmitted and remains an issue for this area.

Perhaps a more appropriate use of the site is more affordable apartments? Because in no way can I recommend or support this DA as a ratepayer. Its just not common sense and would implore councils’ planners to reject the DA.

I restate that I’m not against development. This DA is simply not appropriate and will lead to many issues and ongoing complaints.

Yours sincerely

A large black rectangular box redacting the signature of Andrew Pearson.

Andrew Pearson
Adjacent Owner of Apartment.