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**From:** David Hunt  
**Sent:** 24/05/2025 11:27:16 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Re: DA2025/0132 - Objection to Amended Plans - 37 Roseberry St Balgowlah

**To whom it may concern,**

I'm writing in response to the revised plans for DA2025/0132 to raise further objections.

**My first issue is impact on traffic.** The concerns raised by hundreds of locals and nearby businesses about traffic problems still haven't been addressed by the updated plans. In fact, I believe these changes might actually make things worse. **The proposed 27-metre median strip on Roseberry Street** could actually be dangerous. Trucks might swerve to avoid hitting it, then have to over-correct—putting nearby cars and especially pedestrians at risk. It may also restrict parking of larger vehicles on the side of the road along Roseberry St and moving traffic won't be able to swerve around larger parked vehicles as they can now. **The new 'mini-roundabout' at Roseberry and Hayes Streets** is likely to cause more issues than it solves. Cars using Roseberry and Hayes Streets are just going to end up queuing through the roundabout and blocking traffic—exactly like what already happens at the roundabout further down at Kenneth and Roseberry Streets. So now we're looking at not one, but two bottlenecks. This intersection is already busy, with the entrance to the carpark at 14 Roseberry Street and, just a few metres away, delivery trucks backing out of North Shore Cement & Sand at 20 Roseberry Street. Having trucks and cars reversing and entering right at a roundabout? That's a safety risk.

**My second issue is about operating hours.** Cutting the hours back from 24/7 to 5am–12am (Monday to Sunday) feels like more of a token gesture than a real compromise. A fast-food place open until midnight will still disturb people living nearby. Realistically, it'll be closer to 1am before everything wraps up for the night—and then you'll have delivery trucks coming in during the early hours, followed by staff showing up around 4am to get ready for opening. No other businesses in the area keep these kinds of hours—not even Bunnings or Harvey Norman take deliveries late at night—so this change just doesn't seem fair or reasonable.

**My third issue is loss of on-street parking.** Taking away on-street parking on Kenneth Road to support this development is just not acceptable. There's already a shortage of parking in the area and removing more spots for something locals clearly don't want—another fast-food outlet—only makes things worse for residents.

**And lastly, signage.** Even though the size of the signage has been reduced in the updated plans, it's still going to create visual and light pollution. The larger sign is placed directly across from a residential area. Kenneth Road, on the northern side beyond the B-Line carpark, is a residential zone—so it just doesn't make sense to allow something like this to affect people's homes.

Additionally, my originally expressed concerns about people gathering at night in the area, exacerbation of unhealthy food options available to the community, increase in service vehicles moving around the area at night and early in the morning and the increase of litter that is associated with fast-food outlets, have not been alleviated with the current adjustments. I don't believe any further iterations of the proposal will do so either.

I hope that the communities' concerns about this application/issue will continue to be heard and considered.

Regards,

David Hunt  
Head of TAS

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