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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 4/06/2025 11:11:22 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

04/06/2025

MR Paul McNamara  
19 Mildred AVE  
Manly Vale NSW 2093  
[REDACTED]

**RE: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093**

Subject: Objection to Development Application DA 2025/0132

Dear [Council/Planning Department],

I am writing to formally object to Development Application DA 2025/0132 on the following grounds:

**Traffic Congestion:** Kenneth Road, Roseberry Street, and Condamine Street in Manly are already heavily congested throughout the day, particularly during peak hours. The introduction of a business that attracts high volumes of vehicle traffic will place further strain on an already overburdened road network, worsening congestion and increasing travel delays.

**Impact on Residential Amenity:** The proposed development is situated in close proximity to residential properties on both Kenneth Road and Roseberry Street. The scale and nature of the proposal would significantly disrupt the amenity of these homes.

**Streetscape and Visual Impact:** The proposed development would alter the visual character of the area, which currently features predominantly residential buildings. The change in scale and design is inconsistent with the existing streetscape of Kenneth Road and Roseberry Street.

**Noise Pollution:** The anticipated noise generated by patrons entering, exiting, and dining at the premises-potentially during both day and night-would introduce a level of disturbance not currently present in this residential area.

**Overdevelopment of the Site:** The proposed bulk and scale of the building are disproportionate to the relatively small land parcel, constituting an overdevelopment of the site.

In summary, this development would have a significant negative impact on the local community and the usability of surrounding roads. I respectfully urge the council to reject this application in the interest of maintaining the character, livability, and functionality of the neighbourhood.

Kind regards,

Paul McNamara