

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 4/06/2025 8:02:26 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

04/06/2025

MR Ajay Plunket  
38 Parke ST  
Manly Vale NSW 2093  
[REDACTED]

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

Dear Sir / Madam,

I am strongly against the proposed application, referencing the changes made to the application for the following reason:

Traffic flow: the proposed change roundabout will not ease congestion- it will just move some of it to another pinch point. The proposed location of the roundabout is also a bottleneck at weekend peaks times. These were not modelled in the traffic modelling provided and will cause extreme traffic congestion and an awful experience for both local residents, people using the existing businesses and people using these roads as an important thoroughfare - a huge cost for what gain?

The reality is that this wider block is an extremely congested area and it seems absolutely counter to sound development practices to add a hugely traffic inducing business in this exact location.

This level of congestion will also result in unsafe driving practices in a highly pedestrianised area, this is a clear risk to public safety.

I really hope common sense will prevail and you will understand why the local community feels so strongly against this proposal.

Kind regards