
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/03/2025 4:25:29 PM
To: DA Submission Mailbox
Subject: Online Submission

09/03/2025

MR Simon Hunter
41 Innes Road ST
Manly Vale NSW 2093
[REDACTED]

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

To Assessing Officer

I am writing this email to you to formally object to the proposed development at 37 Roseberry St, Balgowlah, DA2025/0132.

Our key concerns relate to traffic and safety impacts and incompatibility of 24h usage for the zoning and local area.

Traffic and safety impacts

As a 10+ year resident of Manly Vale we have seen traffic conditions continue to deteriorate along Rosebery Street and Kenneth Roads with the addition of large trip generating uses, including Aldi, Woolworths and the B-line commuter bus carpark. All relatively recently constructed without any improvements to the local road system.

We also see the frequent traffic chaos that the KFC drive through causes on Kenneth and Condamine Streets. The last thing this congested area needs is another fast food restaurant adding to the already strained roads.

The roundabout at Kenneth and Roseberry is particularly congested, and also poses a safety risk to pedestrians trying to navigate the busy roads. I have seen numerous near misses and it's only a matter of time before someone is injured or killed here.

Incompatible use with the surrounding land uses

The site is zoned E3 Productivity Support under the Warringah LEP 2011.

One of the objectives of this zoning is to: "Minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining and nearby residential land uses."

A 24-hour fast food restaurant across the road from residential apartments cannot possibly meet this objective, as it will significantly impact the amenity of the surrounding residential areas. The effects of increased traffic, noise, litter, light pollution, odour, anti-social behavior and the loss of on-street parking will negatively affect the quality of life for residents on Kenneth Road and Roseberry Street.

It is for these reasons that we strongly object to the approval for a 24h fast food restaurant at this location, and urge Council to act in the best interest for the local community and reject

this DA.

Yours sincerely
Simon Hunter