
Sent: 24/02/2025 10:35:40 AM
Subject: DA2025/0132

To whom it may concern,

I am writing about the proposed development of 37 Roseberry street, Balgowlah as a concerned resident.

This development would pose significant challenges to an intersection already under high pressure. The intersection is regularly gridlocked with traffic banking up along Roseberry street towards Balgowlah Rd and up Kenneth road towards Manly. It is already a bottleneck and dangerous at times to navigate as a pedestrian. An independent traffic assessment should be done to assess the impact any development would have. I understand the current one is from 2018 and showed significant pressure then. Since 2018 the b-line bus and Woolworths on the same block has added to the traffic problems.

The development would also impact the area negatively since it is proposed as a 24-hour drive through. As a resident I don't think a 24-hour service is appropriate in this area. The KFC on Condamine Street opens at 9:30am for example.

In summary the development is not needed or wanted by the residents and would cause significant challenges to the flow of traffic and safety of pedestrians in the area.

Thank you for your time,

Sophie Koster

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