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Subject: Online Submission

29/05/2025

MR Harrison Clark
1 / 113 - 113 West st ST
Balgowlah NSW 2093
[REDACTED]

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

I would like to strongly object to this DA 2025/0132 on the following grounds:

1. This area and in particular Kenneth Rd, Roseberry St and Condamine St Manly is almost always congested with traffic during the day and more so at peak times. Adding a business which creates a lot of people traffic by car will put more pressure on the roads and create even further congestion and time delays.
2. Unreasonable amenity impacts which includes residential buildings on both Kenneth Rd and Roseberry St.
3. Changing the visual appeal of the streetscape which includes residential buildings on both Kenneth rd and Roseberry St
4. Noise not currently present will be created by patrons entering leaving and eating inhouse day and night
5. Bulk and large scale of new building on small land size

Overall there are huge negative consequences for the neighbourhood and anyone wanting to use the surrounding roads.

Kind regards,

Harrison Clark
Long term resident of Balgowlah