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To: DA Submission Mailbox
Subject: Online Submission

28/05/2025

MRS Jenny Clark
1 / 113 West 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 Vale is almost always congested with traffic all day and more so at peak times. Adding a business which creates a lot of people traffic by car (drive thru and patrons parking and eating in) will put more pressure on the roads and create even further congestion, frustration and lengthy time delays. Cars sitting in traffic delays creating fumes for nearby residents and visitors to inhale.
2. Unreasonable amenity impacts on surrounding residents in a residential area with 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 . It will change the whole atmosphere of the area to a fast food space.
4. Increased noise disturbance not currently present will be created by patrons entering leaving and eating inhouse
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,

Jenny Clark
Long term resident of Balgowlah