
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 15/03/2025 12:22:13 AM
To: DA Submission Mailbox
Subject: Online Submission

15/03/2025

MR Nicholas Gowing
34 Sunshine ST
Manly Vale NSW 2093
[REDACTED]

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

To Whom it May Concern,

I write regarding Application Number: DA2025/0132 for property at 39 Rosebery Street, Balgowlah.

- Traffic Report

The traffic report submitted by the applicant was undertaken on a time and date that would not have measured the local traffic volumes at their medium to high levels. This area often suffers from high traffic congestion being a main thoroughfare for traffic to/from Manly/North Manly/Freshwater on weekdays and weekends. Additionally lunchtimes and weekends there is high traffic congestion.

Considering traffic will likely be the greatest impact to i) the local residents, ii) visitors to the other businesses in the area iii) local business operations and iii) vehicles travelling to/from through the Kenneth and Rosebery the traffic report is insufficient.

A complete independent traffic study carried out over an appropriate period (28 days) to capture the true and complete picture of the current congestion issues should be carried out.

Anecdotally, our household local to Manly Vale tries to avoid the area at certain times already due to the poor experience caused by the high traffic congestion.

- 24 Hour Operation of Restaurant

the 24 hour operation of the proposed use would detrimentally change the nature of the area. The 'round the clock' proposed use would increase additional vehicles at night, create noise and generate cooking smells. The impact of these to the surrounding area would be exacerbated by the fact they predominantly occur outside of the structure due to the "drive-through" business model.

These impacts would most be felt by the large number of residents directly across the road. The nature of the amenity for the immediate locals is not a fair and reasonable trade off for the disruption and their loss of quiet enjoyment.

-Town Planning

Manly Vale/Balgowlah and the immediate surrounding areas have become an increasingly attractive residential centre due to access to employment centres allowed by the B1 and other

public transport services. A more appropriate use of this site would be medium/high density residential and ground floor retail space providing amenity to the locals. Additionally, the proposed use is a generational lost opportunity for leveraging the B1 hub. Ironically customers of the proposed use would drive in from external areas.

Saturation

- The proposed use is already in operation in Brookvale. This site is in an appropriate location. No complaints.

In summary, I submit that you reject the application.

Regards,
N. Gowing