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To: DA Submission Mailbox
Subject: Online Submission

13/03/2025

MS Marina Hatzakis
7 Pineview AVE
Manly Vale NSW 2093
[REDACTED]

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

To the assessing officer

I am writing to strongly object to this development application. As a local resident, in nearby Manly Vale, I believe it will negatively impact our community in a number of ways. Please don't let it proceed.

As already pointed out in numerous submissions, this area gets heavily choked with traffic. It is already somewhere I try to avoid on weekends. The extra traffic that this proposal would generate would make this area a no- go zone at certain times. The existing Traffic Impact assessment seems to underestimate the current traffic situation and the potential effect of the proposed development.

This development would present a safety risk as it would attract a large number of kids to this area, particularly after school. The increase in numbers of kids crossing relatively narrow, but busy roads will likely increase the risk of accidents.

While facilitating business development is important, fast food businesses such as this are not a solution to community needs. Manly Vale lacks any real community gathering place (apart from the beautiful Manly Dam). This area, although zoned for this type of development would be better suited for alternative projects that would better serve our community (eg smaller local businesses, family friendly environments, places to meet and greet, cafes etc) The existing cafe at the site is a great example.

Council convened an online community meeting last year (maybe the year before) where councillors heard from Manly Vale members and had highlighted Roseberry St as a potential area to introduce some community minded projects. This proposal most certainly is the opposite of what we envisaged.

I hope the groundswell of opposition will lead to this project being refused.

Regards.

Marina Hatzakis