

---

**Sent:** 5/06/2025 1:13:21 PM  
**Subject:** DA Objection Submission

**Application Nor: DA2025/0132**  
**Address: Lot 100 DP 1199949 37 Roseberry Street BALGOWLAH**

To whom it may concern,

I am writing to object to the above mentioned development application for the following reasons:

### **Roundabout Congestion and Safety Risks at Hayes and Roseberry Streets**

The proposed roundabout is presented as a traffic mitigation measure, but in practice, it will:

- Fail to relieve pressure from Roseberry Street, which bears the highest traffic volume
- Introduce queuing issues up to 339m, according to the traffic report itself
- Remove at least 3 on-street parking spaces, impacting residents
- Endanger pedestrians, particularly school children and elderly users, by removing pedestrian priority at the junction

Rather than resolving traffic problems, the roundabout concentrates and redistributes congestion, encouraging u-turns, illegal manoeuvres, and increased circulation on local roads. This measure is not a sustainable solution and reflects the inherent overdevelopment of the site, which is generating traffic well beyond what this network can support.

### **Failure to Model Weekend or School Peak Periods**

The traffic assessment does not include weekend peak modelling or specific analysis of school zone hours (8:00–9:30am, 2:30–4:00pm). These omissions render the modelling insufficient and undermine confidence in the projected vehicle movement figures. Without weekend or peak pedestrian conflict data, the development cannot be properly assessed.

Traffic assessment also fails to include e-bike traffic from both Mackellar or Balgowlah Boys.

### **Increase in undesirable activity and theft**

On 14 May 2025, the Sydney Morning Herald reported that Redfern has also received a Development Application from McDonalds.

Below is an excerpt from the article:

"In a submission to the council's independent planning panel, Senior Constable Peter Langbein said a McDonald's outlet could introduce more e-bike thefts, robberies and violent crime after dark."

There is no reason why a Manly Vale McDonald's locale would be any different, especially given the prevalence of e-bikes on the northern beaches.

I urge you to consider rejecting this project which is out of step with the communities wants and needs.

Regards,

Emma Joseph  
Local Resident