
Sent: 16/05/2025 11:44:58 AM
Subject: Submission for DA2025/0132

I wish to object to the application to build a McDonalds restaurant at 37 Roseberry St Balgowlah (corner with Kenneth Rd).

I live in Freshwater and our main exit from home to City or Seaforth is via Kenneth Rd and onto Condamine St. I drive this route daily as a wildlife rescuer getting to either Seaforth Vet or The Beaches Vet, as well City access. It is time consuming enough to do rescues without having to sit in traffic to get to a Vet.

The route is already over capacity at afternoon peak hour every working day and most Saturday mornings. No matter what the Traffic study states (and the updated study is only suggesting improvements that need to be looked into) any further traffic will bring the area to a standstill in some cases. I have been caught on Kenneth Rd east of the roundabout for up to 30 minutes before being able to reach the lights. This usually occurs at around 5pm. Traffic does not clear until after 6pm. At the moment the business there does not affect afternoon peak hour, but McDonalds obviously will. It is the wrong location for a fast food outlet that serves most meals during peak hours.

The traffic study is truly unrealistic – yes it acknowledges the current traffic situation but having done 2 days, and not even wet weather events or different seasons, and uses data from 2016 for comparisons I can only think they really haven't studied this roundabout and turning off Condamine St properly. Sometimes you are trapped on Condamine St turning lane as the roundabout at Roseberry is jammed with trucks trying to come out of Roseberry to get into Kenneth Rd and then onto Condamine St. No-one can go anywhere until 2-3 light changes gets the semi-trailers on their way. Delivery via semi-trailers has increased exponentially with the larger companies moving into Roseberry Rd. It used to be Woolworths, Bunnings, Coles and Harvey Norman (already quite a bit of traffic) but now we have Aldi, a 24 hour vet, Coco Republic and quite a few furniture stores, with King Furniture joining soon. There is no mention in any report about cumulative effects of all the traffic. Widening of the road on the proposed site development side will not address the current traffic problems, let alone the future traffic.

I also don't like the idea of more fast food outlets on the way to the beach – we already get KFC rubbish dumped down at the beach and in McKillop Park Reserve. McDonalds is likely to increase the rubbish being dumped as it is on the way into Freshwater and Curl Curl.

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