
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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03/06/2025

MR Paul Clark
RD
MANLY VALE NSW
[REDACTED]

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

RE: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093
Submission Opposing Development Application DA2025/0132

To Whom It May Concern

I am writing to raise objection to the current development for the McDonalds on Roseberry St.

My objections on the increased traffic congestion and safety risks on our community placed herein with the proposed developed and provided documentation

Reference document Colston Budd Rogers & Kafes Pty Ltd Report dated 14 May 2025 (CBRK Report)

1. The proposed median strip outside the entry/exit on Roseberry St and Kenneth Road will result in the potential loss of car parking on both streets and a safety risk to anyone parking opposite the median strip. The proposed car spaces calculate for 3000mm for car usage and 2100mm for parking on the side of the road. Considering a standard car space is 2400mm and width of modern vehicles is up to 2000mm, these car parks will not allow for safe vehicle movement and parking and likely result in more car parks on both streets being removed.

The ENTEC images in the Colston Budd Rogers & Kafes Pty Ltd Report dated 14 May 2025 demonstrates fails to demonstrate how vehicle users can safely exit and enter their vehicles.

The application introduces a potential of reduced parking and heightened safety risk to the neighbourhood

2. The proposal has not demonstrated how they will deliver goods and remove rubbish within the proposed traffic and road changes. Typically, large vehicles are used for these activities which will potentially not fit in the new traffic changes to the road. Noting semi trailer and larger trucks already struggle with the Roseberry/Kenneth roundabout.

The application does not address the traffic impact of large vehicles used by McDonalds in their logistics operations

3. Section 2 of the CBRK report states that McDonalds venues generate 267 vehicles per hour at peak. The CBRK Report uses midday average calculations which do not represent the actual impact to the community and stress on road infrastructure.

The application does not address the traffic impact issues raised by council.

4. The data used in the Section 5 of the CBRK Report refers to a 2016 study, this data has outdated data for the Northern Beaches Council, it is 9 years old and not taken in our council area. This data is not relevant to the application and council should request a more appropriate updated study of McDonalds venues on the northern beaches, to understand the actual vehicles per hour and pass-by-trips in our Council area.

The application does not address the traffic impact issues raised by council.

5. The requirements of parking for staff has not been adequately identified and will potentially impact parking for locals.

6. The application has not addressed the council raised issues at the Signalised intersection of Condamine Street and Kenneth Road. The introduction of further traffic to this intersection will result in larger traffic congestion and increased risk to drivers and pedestrians.

The application ignores council response

7. The addition traffic the Roseberry and Kenneth St intersection at the current data will cause major congestion. Figure 2 of the calculate for +90 cars exiting the McDonalds and only accounts for an additional +45 cars on the calculations at the roundabout.

The application does not address the traffic impact issues raised by council and will introduce major traffic congestion

8. The CBRK Report Figure 2 does not contemplate additional traffic to Hayes St and Roseberry intersection

The application uses inaccurate and inappropriate data, it ignores the TfNSW Guide to Transport Impact Assessment, it ignores the previous rejected road modifications on Kenneth Road and does not address the traffic impact issues raised by council.

This development will introduce increased traffic to the community and the development application has not sufficiently addressed these concerns.

This development will have a major impact to the traffic of our community and could potentially lead to dangerous and unsafe vehicle movement in our community, as noted above.

I object the application on these grounds and request the council reject the application and initiate an independent Traffic Report.

Regards,
Paul Clark