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**From:** James Fitzgerald  
**Sent:** 25/02/2025 8:17:22 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA2025/0132 - opposition to McDonalds cnr Kenneth & Roseberry, Balgowlah

Dear Northern Beaches Council,

I am writing this letter in response to DA2025/0132, an application for a McDonalds to be developed on the corner of Kenneth Rd and Roseberry St, Balgowlah. I oppose this application for the numerous concerns listed below.

I have lived in Manly Vale for 11 years and am very familiar with the already hazardous traffic conditions that exist in this highly congested area.

The two intersections of Kenneth & Roseberry; and Kenneth & Condamine, are within approx 50 metres of each other, and act as a significant "choke" to all surrounding traffic already. The addition of a busy fast food restaurant at this site would inflame these conditions significantly.

Existing conditions see a large volume of traffic attempting to enter Condamine St from east Kenneth Rd heading in either a north, south, or westerly direction. This frequently (most days) sees traffic banked up along Roseberry St to the south, often past the location of Harvey Norman; along Kenneth Rd to the east, up to and past the intersection with Quirk Rd; traffic arriving from the south once exiting Burnt Bridge Deviation; as well from residents of Manly Vale to the west.

Over the years, the addition of Aldi, new furniture shops, and more, along this stretch of Roseberry has added to what was already a dangerous and congested area that existed prior. This additional traffic was already competing with those motorists visiting Bunnings, Harvey Norman, Woolworths, and other smaller businesses in the area.

I believe that the addition of a McDonalds to this area will lead to further significant disruptions in all directions.

It would not be difficult to foresee the growth of these problems that a McDonalds on this site would deliver exacerbated traffic problems on those mentioned above:

- \* ·To the south, traffic extending further back down Roseberry to the point it intersects with Balgowlah Rd, the onflow along Balgowlah Rd, including traffic from the south.
- \* ·To the north, along north Roseberry as motorists attempt to enter the roundabout following visiting Coles, or any through traffic from residents to the north.
- \* ·An increase in traffic entering Kenneth Rd from the south. As traffic arrives at the roundabout at Kenneth & Roseberry, it will cause considerable additional delay to traffic entering Kenneth Rd from the south.
- \* ·Traffic attempting to enter Kenneth Rd via Condamine via the south, with nowhere to turn due to the influx of traffic held up trying to turn right from the south.
- \* ·The "KFC" corner, where already motorists constantly disobey road rules in attempting to enter KFC.

This intersection is already almost "unsuitable" from 2:45pm - 6:30pm most school weekdays, almost all of Saturday until around 3pm, and during peak supermarket shopping hours on Sundays. I cannot see how it is feasible to try and cope with more traffic demand with entry and exit to the proposed McDonalds that do not seem to consider the demands this area already has to cope with.

The presence of the B Line commuter car park introduces further complexity, as typically commuters will be returning from their workday from the B Line at precisely the time McDonalds would be experiencing its peak demand over the dinner time period, and adding to the traffic problems as they drive their vehicles out of the B Line carpark. These motorists can only turn east, adding to the chaos at the roundabout of Kenneth and Roseberry.

Further, there is a poor network of cycle paths in this vicinity. There are none on Roseberry at all, leaving cyclists to compete with an already inflated number of motorists.

There is a poor and confusing cycleway that extends along Kenneth, which involves cyclists needing to switch sides of the road at the intersection of Kenneth & Quirk, as well as sharing with pedestrians. This is particularly true of the stretch of footpath between Condamine and Roseberry on the northern side.

I'm sure you are aware of the proliferation of kids on e-bikes in this neighbourhood, it is already dangerous for them, and this will make it potentially deadly.

From a pedestrian perspective, the sheer number of people getting on and off the buses at the B Line stop, means that the time it takes cars to turn north from either side of Kenneth onto Condamine, means that even longer queues of cars will need to wait longer, and as I have witnessed even in current conditions, perform dangerous driving actions to get through the intersection having endured a frustratingly long wait.

I fear that this will result in a car colliding with a person as a result of elevated driver frustration at amplified traffic conditions, sooner rather than later, should traffic levels be elevated as a result of the addition of McDonalds.

I also fear for local businesses. Manly Vale and Balgowlah are blessed with fantastic little cafes, pizza places, exercise studios, and more, and I fear there will be a negative impact on these businesses with the addition of McDonalds not only for those businesses providing meals to the local community, but also those others impacted by disruption, and by default boycott, of their services. .

As a final note, I believe the aesthetic of the area will be diminished with the destruction of the existing building on this site, which has come to be a much loved component of the local history and the area, and represents a strong reminder of the legacy of this neighbourhood.

I urge the council to take these points into consideration when evaluating the proposal DA2025/0132 and vote "no".

Warmest regards,

James Fitzgerald

