
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/06/2025 5:51:58 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/06/2025

MR Nicholas Torkington
26 Parkes ST
Manly Vale NSW 2093
[REDACTED]

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

Dear Sir/Madam,

I am writing to add my support to that of many other concerned locals that DA2025/0132 should not be approved, and McDonalds should find an alternate site.

The 'satisfactory' traffic report does not represent reality as everyone in the area is keenly aware of. Kenneth Rd between Condamine and Roseberry regularly fills with cars waiting at the lights to turn onto Condamine. This brings the roundabout to a standstill, blocking traffic in all directions. At the busiest times, it can take 10-15 mins to drive the length of Roseberry St heading north, and this is just with local traffic and shoppers at the existing stores. Bringing passing traffic off Condamine St and injecting it into this bottleneck will cause major congestion that will need to be dealt with at a later date, and it would be reckless to allow this problem to occur.

The updated submission to put a roundabout on Roseberry so that southbound cars can join the northbound lane to enter McDonalds is just absurd. This will become another bottleneck, adding even longer wait times to northbound cars and now blocking southbound traffic that should be easing congestion by heading away from the Kenneth St roundabout. This will create major safety issues for pedestrians and other motorists as frustrated drivers navigate this congestion. It will also become a no-go zone for local drivers, forcing them on to other local roads and increasing congestion and safety issues there.

The traffic issues alone should be sufficient to reject this application, but it will cause additional problems, and it is clear that the local community dont want this kind of development. There is nothing in the area open till midnight, and this will become a magnet for people to hang around the area. This will inevitably lead to an increase in anti-social behaviour, increased McLittering etc that the local residents will need to endure.

As a final point, I dont believe that this kind of development is what the community wants. People want to support local businesses, especially those promoting healthy lifestyles. Please dont put the interests of a multinational promoting unhealthy eating over the interests of your local community.

your sincerely
Nicholas Torkington