
From: Liz VV
Sent: 20/05/2025 5:52:39 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA SUBMISSION - AMENDED PLANS FOR DA2025/0132
Attachments: Van Vliet Family Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – May 2025 Revisions by applicant.pdf;

Please find attached our objection to this revised submission.

Thank you

A handwritten signature in red ink that reads "Liz". The signature is written in a cursive, flowing style with a long, sweeping tail on the letter 'z'.

E & M Van Vliet

32 Alto Avenue Seaforth NSW 2092



26 Feb 2025

Attention Planning Department - Northern Beaches Council

Subject: DA2025/0132 Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – In Response to May 2025 Revisions By Applicant

Dear Sir/Madam,

I am writing to formally object to the proposed development of a McDonald's restaurant at 37 Roseberry Street, Balgowlah, on the grounds that the revised submission **does not reduce but in fact would add** to the traffic objections shared in my submission dated 26th Feb 2025.

This is based on concerns that

1. Proposal of a mini-roundabout at the intersection of Hayes Street/Roseberry Street will only serve to make traffic congestion even worse
2. Proposed extension of the left turn lane on the Kenneth Road (east approach) to the intersection with Condamine Street is a ridiculous option as traffic will then be backed up further down Kenneth road and will again only contribute to congestion at the roundabout rather than reducing it.

My husband and I have not changed our strong opinion that this development is wrong for the area and should be rejected. I note the applicant has reduced proposed operating hours from 5am to Midnight but this does nothing to alleviate the congestion on this corner , nor address my safety concerns that such a development will bring.

It is disingenuous to suggest (as the applicant does in their revised submission) that the “proposed development will not generate any unacceptable traffic or congestion issues.”

This is the WRONG spot to place such a development and council should heed the residents objections to this development . It is not an appropriate site, and before approving further developments in general in Rosebury street, the council should look at how to manage the existing traffic , parking , congestion and safety on this road running from the roundabout of Balgowlah Rd and Roseberry st , through to the junction of Roseberry and Kenneth Rd.

Thank you for considering my objection. I would appreciate the opportunity to speak at any relevant hearings or meetings regarding this matter. Please keep me informed about the progress of this application.

Sincerely,

Liz & Mike Van Vliet