
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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Subject: TRIMMED: Online Submission

31/05/2025

MR Rod Supe
7 / 62 - 64 Kenneth RD
Many Vale NSW 2093
[REDACTED]

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

Traffic needs to be addresses with or without a McDonalds application. It is significantly congested, despite the "satisfactory" rating of the traffic report.

The fact McDonalds is providing a drive-through service counters the finding that the site is serviced by public and active transport. Most customers will be accessing the site with vehicles, either through the drive-through or parking onsite because those facilities are provided. The drive-through capacity is for 10-12 cars - incentivising the use of vehicles in an already congested area. The amended plans also propose a roundabout at the intersection of Hayes and Roseberry to encourage further vehicle access via a u-turn. The design is therefore encouraging the use of private vehicles, not the use of public or active transport. Additionally, there will be congestion from large vehicles needed to service the site for deliveries and waste collection. These vehicles already struggle to turn into Woolworths and Aldi.

It is noted that vehicle counts were conducted over 2 days in the area as part of the traffic assessment. Congestion and wait times were found to be "satisfactory", with wait times averaging 30-45 seconds. For those of us who live in the area, we know that this is not a realistic assessment. There is heavy traffic during morning and afternoon peak times, and on weekends. Vehicles are often backed up around the Kenneth Rd and Roseberry St roundabout, down to Hayes St and Balgowlah Rd. Also to the roundabout intersection at Kenneth and Quirk Rd, and Roseberry and Koorala St.

Even though the proposed entrance and exit to the McDonalds is 30 metres from the Kenneth Rd and Roseberry St roundabout, there will still be added congestion. This will definitely impact traffic turning left, right and going straight at the roundabout. Vehicles will likely be queued outside and within the McDonalds site trying to enter and exit.

Dismissing this congestion indicates a disregard for people who live and travel through this area, and an acceptance by the developer of unsatisfactory traffic capacity in the future as a result of this development. Projections for additional development traffic were modest in the report, however the impact to the stretch between Kenneth Rd and Quirk Rd (where my property is) will be much worse. It is already difficult to turn out of my driveway with existing traffic, but with an additional 20 to 35 vehicles per hour, it will be impossible and dangerous. Poor visibility from parked vehicles on Kenneth Rd is already an issue. The effect will be increasingly impatient and aggravated drivers, impacting the safety of pedestrians and vehicles.

My other concern is the operating hours. Even though they have been reduced to 5am to 12am, this will still attract anti-social behaviour.

Oftentimes there is odour from the KFC on Condamine Street, which is further from this proposed development. Odour from McDonalds will therefore be persistent and worse due to its closer proximity.

This is not a suitable location for this kind of development.