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Subject: TRIMMED: Online Submission

22/05/2025

MR Robert Snelling
28 INNES RD
MANLY VALE NSW 2093
[REDACTED]

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

Regarding plan and traffic amendments.

Lowering of signage;

I believe lowering of signage would have a greater impact than previous. By lowering sign that is lit will now directly impact neighbouring units, shining into their homes.

Island to prevent left turn and roundabout at Hayes and Roseberry;

This will significantly affect traffic and in particular trucks. The semi trailers that deliver to Woolworths, North shore sand and cement and Aldi already have difficulty turning at the current intersection roundabout. With an added road island this will be of greater difficulty. How do McDonalds themselves propose their delivery trucks access the site? An additional roundabout at Hayes and Roseberry will affect queued traffic, impact driveway of North, Shore sand and cement for truck access. People turning right into hayes will block the roundabout with the current pedestrian crossing. Trucks servicing all nearby businesses will have difficulty navigating access.

Removal of street parking;

This will impact other local businesses and neighbouring streets in an area that is short of parking already.

Pedestrian access to business;

There has been no thought or accomodation for pedestrian safety to access the business by foot. Noticebly missing as it would have an even greater impact on traffic. There will be a significant increase in pedestrians attempting to cross Kenneth Rd near the roundabout.

While these alterations have made an attempt to improve access to the development, they fail to improve delivery servicability of all other businesses and will have a greater impact on traffic.

Noise reverbration from surrounding buildings;

The drive through set up planned is surrounded by large concrete walls. The noise will be

enhanced by this. Fencing is inadequate to prevent stationary queued cars headlights and engine noise from impacting neighbouring properties. Location of sign will impact decent landscaping shrubs to help with this.

There is too much impact to ever consider this type of business in this location. This type of business is a main road or private shopping centre type business and should only ever be approved in such locations on Northern beaches.