
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/06/2025 8:27:43 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

04/06/2025

MRS Elisabeth Torkington
26 Parkes ST
MANLY VALE NSW 2093
[REDACTED]

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

3.6.25

To: Assessing Officer
Northern Beaches Council

Subject: Application Number: Opposition Submission to DA2025/0132 DA - Demolition works and construction of a restaurant (McDonalds) at 37 Roseberry Street Balgowlah NSW 2093

Dear Assessing Officer,

I am writing to formally express my concerns regarding the proposed McDonald's development and roundabout on Roseberry Street, which will negatively impact our community, traffic flow, and pedestrian safety.

Roundabout Congestion & Safety Risks

While the roundabout is presented as a traffic mitigation measure, the evidence suggests it will:

- Fail to reduce congestion on Roseberry Street, which bears the highest traffic volume in the area.
- Introduce queuing issues of up to 339 meters, as noted in the traffic report itself.
- Remove at least three on-street parking spaces, directly affecting local residents.
- Endanger pedestrians-particularly schoolchildren and elderly users-by eliminating pedestrian priority at the junction.

Rather than improving traffic conditions, the roundabout will concentrate congestion, increasing u-turns, illegal manoeuvres, and excessive circulation on local streets. This approach fails to address the core issue-the overdevelopment of the site-which is creating traffic beyond what this network can support.

Failure to Model Weekend & School Peak Periods

The traffic assessment for this development does not include:

- Weekend peak hour modelling, which is critical for assessing real traffic volumes.
- School zone peak periods (8:00-9:30am & 2:30-4:00pm), when pedestrian activity and vehicle movement surge significantly.

These omissions render the modelling insufficient and undermine confidence in the projected vehicle movement figures. Without proper weekend and pedestrian peak conflict data, this development cannot be accurately assessed in terms of safety, congestion, and overall impact.

Exclusion of E-Bike Traffic Data

The traffic assessment also fails to account for e-bike traffic from both Mackellar and Balgowlah Boys High Schools. These schools have a growing number of students commuting via e-bikes, particularly through Roseberry Street, creating additional pedestrian and traffic interactions that have not been considered. The lack of e-bike modelling further limits the accuracy of the assessment and does not fully reflect real-world movement patterns in the area.

Request for Council Action

I respectfully urge the council to reject both the McDonald's development and the proposed roundabout and instead prioritize sustainable urban planning that benefits residents, pedestrians, and local businesses. Our community would be better served by traffic solutions that genuinely ease congestion, rather than redistribute it in ways that worsen safety risks. Thank you for your time and consideration. I look forward to your response.

Sincerely,
Elisabeth Torkington