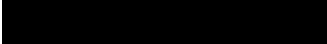


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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/03/2025 6:54:34 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

13/03/2025

MR David Finlay  
31 Lovett ST  
Manly Vale NSW 2093  


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

As a resident in close proximity to the proposed development, i am concerned about the traffic, pedestrian safety and social impact of the application.

1. Traffic congestion: The proposed site is on the corner of a very busy intersection that includes a roundabout that is already congested from traffic approaching/exiting Manly; accessing the public transport hubs at the Manly Vale BLine bus stop; utilising the shops/supermarkets/Bunnings in Roseberry St; transporting students/parents to/from the many schools in the area including Manly West Public, MacKellar Girls campus of Northern Beaches Secondary College, St Kieran's Primary and Manly Vale Public. Local roads already have traffic and parking restrictions in peak times in an attempt to manage traffic congestion, and the proposed development will only exacerbate the current situation.

In particular, in peak hours it currently can take 2-3 sets of lights for cars heading West up Kenneth Rd to be able to turn right into Condamine St. Any increase in the number of vehicles turning left from the bus lane on Condamine into Kenneth St at the B-line stop will only increase the congestion for public transport users at the B-line stop.

At the nearby Kentucky Fried Chicken (KFC) site cars waiting to enter the drive through can bank up across the intersection at Kenneth Rd/ Condamine St (see attached photos). Additionally with the near completion of the development at 267 Condamine St, and i understand the potential build of the 37 Room approved Boarding House at 255 Condamine St, traffic will only worsen at the nearby intersection of Condamine St and Kenneth Rd. It is estimated that between 50-100 cars will enter the McDonalds per hour which would result in between 1200-2400 additional vehicles per day utilising the existing, already congested infrastructure. With cars both entering and leaving, the additional car movements will be up to 200 cars an hour on these estimates in single lane local streets.

2. Pedestrian Safety: The proposed site is on the corner of a very busy intersection that is an already dangerous for crossing pedestrians using the footpaths to access shops/public transport, school students going to/from school and bike riders utilising the existing bike path.

3. Social Impact: The proposed development will bring traffic and crowds into an area which is currently quiet at night, and this will impact the adjacent residential area.

Kind Regards

David

