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

05/06/2025

MR Laurence Clark
27 / 62 - 64 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

Please read this in conjunction with my earlier submission of 9 March 2025.

I confess that I have not viewed the amended plans, but I object to the proposed development on the basis of loss of parking, increased congestion, and huge loss of a significant opportunity. Local residents are already under pressure from loss of parking - the B1 service is a fantastic initiative and great for locals, however, it is a victim of its own success, with the parking being oversubscribed and the B1 parking station full very early in the morning. The result is that commuters park in the nearby adjacent streets, making it difficult for locals to park near their homes. This is especially difficult for elderly and those with young children. An opportunity exists with this development to make good use of the incredibly valuable air space above the proposed development site, which could be of benefit to both McDonalds and locals. I urge McDonalds, Northern Beaches Council and the State Government to either refuse this application or to make something better out of it by developing this site as both a McDonalds and parking, commuter or otherwise. This sort of development is not new, with many of the new Metro stations involving joint developments between the state government building the metro and stations and private developers developing the valuable air space above for commercial and residential use. There is an opportunity here that it would be sad to lose, for the full potential of the site to be realised, with benefits to all parties involved.

In relation to congestion, the Kenneth Road and roseberry St intersection is oversubscribed, as is the Kenneth Road and Condamine St intersection. But, Hayes St and Koorala Road could carry some of this load. Its probably beyond the scope of this development, but looking forward, Northern Beaches Council and the State Government should look into some blue sky thinking, such as turning the Hayes St / Condamine St / Burnt Bridge Ck deviation into a round about. There appears to be enough room, and this would eliminate one set of traffic lights. Meanwhile, another set of traffic lights at the Koorala Rd and Condamine St intersection might allow right turn from Koorala Rd, which could take some of the pressure off the Kenneth Rd and Condamine St intersection.

I would be happy to meet on site to look at and consider these options.