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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 5/06/2025 9:11:55 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

05/06/2025

MRS Catherine Williams  
/ 37 Innes RD  
Manly Vale NSW 2093  
[REDACTED]

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

**\*\*RE: DA2025/0132 - 37 Roseberry Street, Balgowlah NSW 2093\*\***

I am writing to object to Development Application DA2025/0132 for the proposed McDonald's restaurant at 37 Roseberry Street, Balgowlah. While I have concerns about the environmental and social impacts of this proposal, my primary and pressing objection relates to the **\*\*already critical traffic congestion in the immediate area\*\***, particularly the intersection of **\*\*Kenneth Road and Roseberry Street\*\***.

**### 1. \*\*Unmanageable Congestion at Kenneth Rd and Roseberry St\*\***

This intersection is already under significant pressure, and the proposed development will only make a bad situation worse.

All traffic exiting the underground car park at Woolworths must filter onto Roseberry Street. This single exit point is already a chokehold, especially during peak times. Vehicles turning right or left from Kenneth Rd onto Roseberry regularly face long delays due to the volume of cars coming from the shopping centre, existing residential developments, and through-traffic avoiding major intersections nearby.

The roundabout at Kenneth and Roseberry is not designed to absorb the volume of traffic it currently bears, let alone the significant increase in vehicle movements that would result from a 18 hour fast-food drive-thru. **\*\*This development would introduce constant, high-volume traffic-including late-night and early-morning drive-thru queues-into an already overloaded corridor.\*\***

**### 2. \*\*Repeated Traffic Studies - No Action\*\***

Over the years, traffic management consultations and studies have been undertaken in this area, including a community consultation in 2018. However, **\*\*no meaningful improvements or changes have been implemented\*\***, despite clear community concern and known pinch points. The congestion on this corner has only worsened, and yet this development proceeds as if those findings were irrelevant.

It is concerning that the current traffic impact statement fails to acknowledge this long history of traffic stress or suggest any real solutions for alleviating it. If previous concerns were

ignored, why should residents believe this time will be different?

### ### 3. **\*\*Overflow Effects and Limited Northbound Access\*\***

Once vehicles are on Roseberry Street, options to head north are limited and highly congested:

- \* There is no dedicated right-turn arrow at the intersection of Condamine Street and Balgowlah Road, so traffic often banks up for multiple light cycles.
- \* The only alternate northbound option is via Roseberry Street through the Kenneth Road roundabout, which is already a single-lane, narrow turnoff with minimal flow capacity.
- \* After navigating the roundabout, drivers still face another single right-turn lane, contributing to backups that can turn a two-block journey into a **\*\*30-minute delay\*\***.

Adding a 18 hour high-volume traffic generator to this fragile and already overburdened layout will have serious knock-on effects, not just for local residents but for the entire traffic network through Balgowlah and Fairlight.

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### ### Additional Concerns (Summarised)

- \* **\*\*Proximity to Manly West Public School\*\*** - Congestion during school pick-up/drop-off times is already chaotic. This development will worsen that problem and increase safety risks for children.
- \* **\*\*Environmental Concerns\*\*** - Litter, odour, and light pollution have not been sufficiently addressed, particularly with nearby natural reserves like Burnt Bridge Creek Bushland.
- \* **\*\*Inappropriate 18 Hour Trading\*\*** - Local residents will bear the brunt of anti-social behaviour, noise, and vehicle movement at all hours. Existing 24-hour McDonald's locations in Brookvale and Beacon Hill already serve this function without residential impact.
- \* **\*\*Property Value Impact\*\*** - These quality-of-life issues inevitably impact nearby property values, yet this is not assessed in the application.

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### **\*\*Conclusion\*\***

The traffic conditions in this part of Balgowlah are already at breaking point. To approve a 18 hour drive-thru on Roseberry Street, opposite homes, near a school, and directly feeding into a known chokehold at Kenneth Rd, would be reckless and deeply damaging to local amenity.

I urge Council to reject this application in the interests of community safety, liveability, and responsible urban planning.

Sincerely,  
Catherine Williams