
Sent: 22/02/2025 9:41:36 AM
Subject: Submission regarding DA2025/0132

Hi,

I would like the developers to consider amending the McDonalds site plan as follows:

- (a) move the drive through entry to Kenneth rd, leaving the exit on Rosebery st
- (b) Direct that entry traffic to the back of the premises and loop back to the current drive through path.

The reason for this is to avoid gridlock on Rosebery st caused by vehicles attempting to enter McDonalds from the north and needing to cross traffic that will frequently be queued to turn right at the Condamine st lights.

Statements in support

- the Rosebery st precinct includes Bunnings, Hardly Normal, Woolies and Aldi. People leaving these and wishing to go north must use Rosebery st
- Getting to Condamine st requires a left at the Rosebery st/Kenneth rd roundabout followed by a right turn at the traffic lights.
- There is a right only lane with room for about 6-8 cars
- Right turns on Condamine must give way to the following
 - a. Pedestrians crossing Condamine
 - b. Opposite crossing traffic
 - c. Opposite traffic turning left
- Frequently these combine to allow at most 3 cars through a light cycle (with the 3rd stretching the definition of 'green' to the breaking point).
- Existing traffic frequently queues up Rosebery st on Sat and Sun, particularly around the middle of the day when people frequent the shops there.
- That traffic will frequently block the McDonalds entrance, preventing cars heading south on Rosebery from turning in.
- It will not be possible for cars queued on Rosebery to make room for the cars crossing into McDonalds because they will be stuck waiting for the Condamine lights.
- traffic heading south on Rosebery will queue behind the person waiting to turn into McDonalds.
- Attempting to avoid this by creating a 'Do not block' zone will not work. You all know why.

This gridlock can be avoided by separating the entry and exits as proposed. The exit traffic on Rosebery will sort itself out over time.

Thank you and Regards,
Gregory Nicholls

Start where you are
Use what you have
Do what you can