
From: Anthony Olson
Sent: 26/02/2025 11:59:30 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 2025/0132 37 Roseberry Street Balgowlah

Northern Beaches Council Dee Why

I wish to lodge an **OBJECTION** regarding the proposed McDonalds development of 37 Roseberry Street Balgowlah.

Any resident in the of Manly/Balgowlah/Seaforth/Manly Vale/Allambie area recognises that Roseberry Street and its vicinity is already a traffic nightmare. Traffic backs up in all directions causing considerable delays at all points. For example:

- exit from Kenneth Road onto Condamine Street. Impacts can go back two blocks past Quirk Road.

- Exit from Roseberry Street to Kenneth Road. These impacts can extend the length of Roseberry Street all the way back to Balgowlah Road. Note also delays cause by this to exiting Woolworths, Aldi, Bunnings, Harvey Norman etc. See photos attached of a recent occurrence.

The following businesses have an already deleterious effect on the traffic flows in the area:

- Coles, Woolworths, Aldi, Bunnings , Harvey Norman, Bing Lee, the Balgowlah Business Park , North Shore Sand and Cement, SASH (a 24 hour Vet)and another Vet, two furniture warehouses, Kent Paper and the small shopping area at the Southern end of Roseberry Street. PLUS Coco Republic and Kings Furniture when completed.

- The parking hub for the City B-Line bus service is almost opposite the proposed McDonalds site.

- KFC and Dan Murphys, Forty Winks and a service station to the North of the intersection along Condamine.

Roseberry Street is a small two lane (one lane each way) local street that is already inadequate for the current traffic flows. Both the current Council and the previous Manly Council have muted many times about the inadequacy of the area and have on occasioned looked at opening Quirk Road to help. This hasn't happened and even if it did it would have little effect on traffic wanting to enter the main road of Condamine Street which is the main North / South exit from the Peninsular.

The daily traffic problems here disrupt and interfere with movement across Manly Vale, Fairlight, Manly and effect through traffic every day.

Any increase in congestion at all is totally unacceptable.

The proposed development provides absolutely no cultural or lifestyle benefits to the residents of Manly or the Northern Beaches. Many would suggest the development will create the complete

opposite.

Thank you

Anthony Olson

4/8 Rickard Street Balgowlah NSW

Photos:

A -Views of traffic congestion from Corner Roseberry and Hayes Street Balgowlah. Looking North.

B - Looking South







