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To: DA Submission Mailbox
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11/03/2025

MR Steve Smith
17 / 70 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

I wish to register my strenuous objection to this proposed development (DA2025/0132).

As a long term resident of this area I believe the proposed development is totally unsuitable for this location at: 37 Roseberry St.

There are many factors which when appropriately considered should inform council's denial of this application.

Traffic Chaos

This is an already very busy and narrow suburban street. Indeed I believe McDonalds own site selection criteria suggest their outlets are more suitably located on arterial roads and not narrow suburban streets!

Traffic gridlock is a daily issue, the local road network is already severely congested and this congestion results in frequent and unpredictable grid lock at various times throughout the day. Traffic in this location is also severely impacted by large vehicle pick ups and deliveries which frequently block Roseberry St at random times throughout the day.

The traffic study that forms part of the DA package is entirely inadequate assessing just one of the six (+) highly congested intersections. There is considerable doubt the traffic estimates submitted in the DA are accurate and represent realistic projections of future flows. Increased traffic generated by this development would only exacerbate an already poor situation.

A comprehensive traffic study of all local intersections is required.

Intersections that are frequently grid locked through out the day include:

Roseberry St and Kenneth Rd which is closest to the proposed development is regularly jammed with residents frequently subjected to horn-honking from frustrated motorists when roundabouts are gird locked.

Roseberry St and Balgowlah Rd, also frequently jammed during peak periods.

Condamine St and Balgowlah Rd, frequently jammed especially during peak periods. Our local Ambulance Station is impacted and has difficulty dispatching vehicles during these periods.

Condamine St South i.e. the Condamine St South 'slip road' exit from start of the Burnt Bridge

Creek deviation, This slip road experiences serious 'tail back' at peak times which impacts through traffic headed to the Burnt Bridge Creek deviation. Tail back also obstructs the Condamine St and Kenneth Rd intersection.

Hayes St (the only access to Woolworth's car park) at both the Condamine St and Roseberry St intersections, frequently grid locked.

Condamine St heading north and turning right into Kenneth Rd, vehicles are frequently marooned on the intersection by tail back from the Roseberry St and Kenneth Rd intersection, this obstructs Condamine St traffic.

Kenneth Rd and Quirk Rd intersection, also frequently has traffic queued back beyond Quirk Rd (towards the Aquatic Centre) during peak periods. This impacts public transport travellers from Curl Curl, Harbord and Queenscliff as well other traffic.

As previously stated, the Balgowlah Ambulance Station located on the intersection of Condamine St and Balgowlah Rd is acutely impacted by the traffic conditions surrounding this location as are other emergency services.

Air Quality

By far the most significant issue for local residents is the severe loss of residential amenity that would result from cooking and garbage fumes generated by this facility.

Contrary to the information submitted in the DA the prevailing wind direction from this site is Westerly which would see local residents constantly assaulted by the nauseating stench of rancid cooking fat and decaying garbage. The DA incorrectly states the prevailing wind direction is north easterly in an attempt to remove this as an issue. As long term resident I can confirm predominantly westerly wind for all but a brief period during summer season when afternoon north easterly breeze can impact. Otherwise the westerly wind will have local residents constantly assaulted by cooking fumes and decaying garbage. By contrast we currently enjoy the much more pleasant aroma of gently roasting premium coffee beans.

Property Values

There's little doubt this development would also have a substantial negative impact on housing values for the many properties in the immediate vicinity.

24x7 Operation

Continuous 24x7 operation will serve as a magnet for those who specialise in anti-social behaviour. There are many examples of fast food outlets that have resorted to playing amplified music to discourage late night 'hangers' at many locations. I am not a Barry Manilow fan! Again this will result in severe loss of residential amenity

At present residents get some respite from heavy traffic noise on Kenneth Rd into the late evening and overnight however the proposed 24x7 hours of operation would generate more traffic during what are currently the quiet hours.

Other associated issues include but are not limited to:

Daily rubbish collections with large garbage trucks arriving at all hours of the night and/or day.

Rubbish, litter and associated rodent issues. At present sections of Kenneth Rd nearer to the aquatic centre have become fast food rubbish drop off zones. The addition of this fast food outlet would further exacerbate this issue.

Further expansion of fast food outlets does nothing to encourage healthy food choices or to address negative health issues.

Alternatives for a more positive outcome:

If this site is to be redeveloped I believe the community would be far better served from either:

More low cost housing for essential workers who are finding it very difficult to obtain affordable housing on the beaches, or

Additional car parking for B-line commuters. Given the site's proximity to the Balgowlah B-line stop this would provide a much more appropriate use of the site.

As a final point it's abundantly clear that any further commercial developments in Roseberry St require very careful evaluation. Consideration should also be given to some re-zoning to prevent any developments that are likely to generate higher traffic volumes and deliver further traffic chaos.

yours sincerely,
Steve Smith

17/70 Kenneth Rd, Manly Vale, 2093
mobile [REDACTED]