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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

28/02/2025

MRS Erica Griffiths
28 - 28 Chandos ST
MANLY VALE NSW 2093
[REDACTED]

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

I would like to lodge my strong objection to the proposed McDonalds Restaurant development on the corner of Roseberry Street and Kenneth Road, Manly Vale. The reasons for my objections are primarily traffic-related as follows:

- 1) Roseberry Street is a local road and does not have the capacity for additional traffic generated by McDonalds;
- 2) the approved developments over the last 10 years (new Bunnings, new Woolworths, new ALDI stores have meant that traffic flows along Roseberry st and at the roundabouts (at each end of Roseberry) are currently at maximum capacity, particularly during the afternoon peak hour and during heavy shopping days such as Saturdays and Sundays, resulting in lengthy delays for both east-west travel along Roseberry and north-south travel along Kenneth;
- 3) currently the traffic flows into and out of a similar fast food restaurant (KFC) on Condamine Street are very poorly managed. There is limited capacity for queuing of cars inside the lot, with peak periods of people wanting to access KFC (afternoon peak) results in KFC traffic lining up along the lower end of Kenneth Street, greatly slowing the ability of residents to drive up Kenneth - either turning in from Condamine or continuing their westerly travel along Kenneth;
- 4) the nearest major intersection to the proposed development (Kenneth and Condamine) is extremely poorly managed with daily occurrences of people running red lights, conducting illegal u-turns heading south on Condamine (to access Dan Murphys), stopping in non-stopping zones and conducting dangerous u-turns on the hill section of Kenneth to pick up passengers from the B-line.

Any additional traffic generated by the proposed development would not only exacerbate currently overloaded local roads, but would increase the safety concerns for everyone travelling through the Kenneth/Condamine intersection, with people expected to exhibit similar behaviour to those accessing KFC - in making a late-decision and wanting to illegally cross lanes or u-turn to access the proposed site.

I would be happy to attend a public information session on this proposed development.
regards
Erica Griffiths