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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

05/06/2025

MR Eric Wong  
Burchmore Road ST  
NSW 2093  
[REDACTED]

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

Dear Councillors,

As a concerned resident, I strongly oppose the proposed McDonald's development and the associated roundabout at the intersection of Hayes and Roseberry Streets. This proposal, far from improving traffic conditions, will worsen congestion, create serious safety risks, and significantly erode the quality of life for local residents and out of character for the area.

**1. Roundabout Congestion and Safety Risks**

The proposed roundabout is being presented as a traffic mitigation measure-but according to the traffic report itself, it will do little to ease congestion and may, in fact, make conditions more dangerous and chaotic. Key concerns include:

Failure to address congestion on Roseberry Street, which bears the brunt of local traffic. Queuing lengths of up to 339 metres, predicted in the traffic report-this will clog surrounding streets and impact access for residents, emergency services, and pedestrians. Removal of at least 3 on-street parking spaces, further exacerbating parking scarcity in the area.

Serious pedestrian safety concerns, especially for school children and older residents, as the roundabout removes existing pedestrian priority at the intersection.

Rather than alleviating traffic, this roundabout will simply redistribute and intensify congestion, encouraging U-turns, risky manoeuvres, and rat-running through neighbouring residential streets. It is not a genuine solution, but a reactive measure to a development that exceeds the capacity of our local road network.

**2. Failure to Model Weekend and School Peak Periods**

Critically, the traffic impact assessment has not modelled two of the busiest and most sensitive traffic periods:

Weekend peak periods, when fast food businesses typically experience their highest customer volumes

School zone peak hours (8:00-9:30am and 2:30-4:00pm), when pedestrian activity is at its highest and safety is most at risk

Without these key data points, the modelling cannot be considered adequate or reliable. It fails to reflect real-world conditions and undermines public confidence in the developer's claims about traffic flow and safety. There is no acknowledgment of other retailers extra long delivery trucks that reverse on Roseberry st. to unload in their loading docks causing gridlock

on the street.

### 3. A Symptom of Overdevelopment

The root issue here is not simply traffic-it is the scale and intensity of the proposed development itself. The McDonald's will generate far more traffic than this local network was ever designed to support. Approving this proposal would place an unfair and unsafe burden on surrounding streets and residents.

In conclusion, I respectfully urge Council not to approve this development.

The community deserves thoughtful, sustainable planning-not band-aid traffic solutions for an over-scaled commercial development. We ask you to stand with residents and protect the safety, character, and livability of our neighbourhood.