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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 5/06/2025 9:19:47 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

05/06/2025

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

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

Objection to DA2025/0132 - Traffic and Road Safety

Steven Smith  
17/70 Kenneth Rd  
Manly Vale NSW 2093  
[REDACTED]

5th June 2025

To:

The General Manager  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Subject: Traffic and Safety-Based Objection to DA2025/0132 - McDonald's, 35-37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I wish again to lodge my strong objection to Development Application DA2025/0132 for a McDonald's restaurant and drive-through at 35-37 Roseberry Street, Balgowlah. This objection is based on detailed and substantiated concerns (by others) relating to traffic congestion, pedestrian and road user safety, planning non-compliance, and underutilisation of land earmarked for strategic residential intensification under current NSW planning reforms.

This continues to be the wrong development in the wrong location and the amended DA amounts to little more than putting a different shade of lipstick on the pig.

SLR's updated 'least effort possible' traffic study is totally inadequate. As has been pointed out previously the revised study continues to ignore the many congestion issues related to

this locality and the nearby (6+) streets and intersections. It is critical that a much broader study of this location be required before any further retail development should be considered. This should include consideration of congestion on the operations the nearby ambulance station in Balgowlah Rd and its ability to despatch vehicles during periods of peak traffic.

The proposed, altered traffic control measures are likely to increase congestion rather than mitigate issues.

Removal of scarce on street parking spots further penalises residents, workers and shoppers.

I would encourage council to explore more appropriate use for this location such as additional parking for B-line commuters and/or low cost housing for essential workers

#### Conclusion and Recommendation

This proposal fails to adequately comply with the relevant road safety legislation, TfNSW traffic thresholds, sightline and driveway controls under AS2890, and signage impact policies. It also overlooks the strategic planning opportunity afforded by the TOD designation.

I respectfully request that Council:

- Refuse DA2025/0132 outright; or,
- Require: a full road traffic and road safety audit; referral to TfNSW; prohibition of right-turn access; reduced signage height; and alignment with medium-density development objectives.

Yours sincerely,  
Steven Smith

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