
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/05/2025 4:48:56 PM
To: DA Submission Mailbox
Subject: Online Submission

29/05/2025

MRS Catherine Dossetor
3 Coles RD
Freshwater NSW 2096
[REDACTED]

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

I am writing to formally request council consider all the factors associated with Development Application No. 2560448, which proposes a 5am -12pm McDonald's restaurant at Roseberry Street and Kenneth Road.

I regularly drive in this vicinity and am frequently held up by traffic at varying hours of the day most specifically at the Roseberry st/Kenneth Rd intersection. Particularly before school pick up times, with parents rushing out of the variety of food or home shops in the local area. Or on weekends with players and spectators leaving the playing fields

Given the potential impact on traffic, noise levels, environmental conditions, and community character, I believe further examination is necessary before any approval is granted.

Key Areas of Concern:

1. Traffic Congestion & Safety:

- The applicant's traffic study estimates an additional 205 cars on weekday afternoons and 265 cars on Saturdays. However, further details are needed regarding queue management, peak-hour bottlenecks, and potential spillover onto main roads.
- Stop-and-go traffic patterns associated with drive-thrus differ from that of supermarkets and hardware stores. Have these been accounted for in traffic modeling?
- Will increased vehicle movements affect pedestrian safety, particularly for families and school children in the area?
- Public transport assumptions appear flawed. The traffic report suggests a reduction in projected vehicles based on the expectation that customers and staff will arrive via public transport. However, the site is not well-served by public transport, particularly late at night when a McDonald's would still be operational. If this assumption is incorrect, the actual traffic impact may be significantly higher than estimated.

2. Noise and Late-Night Activity:

- What noise mitigation strategies will be implemented to address concerns regarding vehicle movements, drive-thru operations, and potential late-night disturbances?

- How frequently will delivery trucks be accessing the site, and at what hours?

3. Environmental Impact & Waste Management:

- What provisions will be made to prevent increased littering in nearby public spaces?

I think the assessment of traffic should also be taken at the likely times of peak congestion. eg school pick up times and sport/games times on weekends when the traffic is peak as well as traffic for the homewares shops in the area.

I would question the validity of the statement that -the report stated the proposed development would not generate any unacceptable traffic or congestion issues.

Given these concerns-particularly the potential underestimation of traffic impact-I urge the Council to thoroughly investigate these issues before making a determination on this application.

Sincerely Cathie Dossetor