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Sent: 10/03/2025 6:10:41 PM
To: DA Submission Mailbox
Subject: Online Submission

10/03/2025

MR Suzie Byrne
57 - 57 Sunshine ST
Manly Vale NSW 2093
[REDACTED]

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

Dear Northern Beaches Council,

I am writing this letter in response to DA2025/0132, an application for a McDonalds to be developed on the corner of Kenneth Rd and Roseberry St, Balgowlah. I oppose this application for the numerous concerns listed below.

I have lived in Manly Vale for 11 years and am very familiar with the already hazardous traffic conditions that exist in this highly congested area.

The two intersections of Kenneth & Roseberry; and Kenneth & Condamine, are within approx 50 metres of each other, and act as a significant "choke" to all surrounding traffic already. The addition of a busy fast food restaurant at this site would inflame these conditions significantly.

Existing conditions see a large volume of traffic attempting to enter Condamine St from east Kenneth Rd heading in either a north, south, or westerly direction. This frequently (most days) sees traffic banked up along Roseberry St to the south, often past the location of Harvey Norman; along Kenneth Rd to the east, up to and past the intersection with Quirk Rd; traffic arriving from the south once exiting Burnt Bridge Deviation; as well from residents of Manly Vale to the west.

I believe that the addition of a McDonalds to this area will lead to further significant disruptions in all directions.

It would not be difficult to foresee the growth of these problems that a McDonalds on this site would deliver exacerbated traffic problems on those mentioned above:

To the south, traffic extending further back down Roseberry to the point it intersects with Balgowlah Rd, the onflow along Balgowlah Rd, including the management of the intersections of Roseberry & Balgowlah, and Balgowlah & Condamine.

To the north, along north Roseberry as motorists attempt to enter the roundabout following visiting Coles, or any through traffic from residents

An increase in traffic entering Kenneth Rd from the south. As traffic arrives at the roundabout at Kenneth & Roseberry, it will cause considerable additional disruption as motorists navigate their way into McDonalds. This will extend down towards Burnt Bridge Deviation for all motorists attempting to turn into eastbound Kenneth

Traffic attempting to enter Kenneth rd via Condamine via the south, with nowhere to turn due to the influx of traffic held up trying to turn right from the south, as well as west from Kenneth The "KFC" corner, where already motorists constantly disobey road rules in attempting to

enter KFC. This intersection is already almost "unusable" almost all of Saturday until around 3pm,

The presence of the B Line commuter car park introduces further complexity, as typically commuters will be returning from their workday from the B Line as precisely the time McDonalds would be experiencing its peak demand over the dinner time period, and adding to the traffic problems as they drive their vehicles out of the B Line carpark. These motorists can only turn east, adding to the chaos at the roundabout of Kenneth.

I urge the council to take these points into consideration when evaluating the proposal DA2025/0132 and vote "no".

Warmest regards
Suzie Byrne