
Sent: 21/05/2025 9:18:00 AM

Subject: Objection to DA2025/0132- Amended plans for Proposed McDonalds Restaurant at 37 Roseberry Street Balgowlah

Attention Claire Ryan,

Objection to DA2025/0132- Amended plans for Proposed McDonalds Restaurant at 37 Roseberry Street Balgowlah

I received a notification regarding amended plans for DA2025/0132.

My main concerns about the current proposal are as follows:

INCREASED TRAFFIC CONGESTION

The impact on traffic flow in Roseberry St/ Kenneth Rd junction which is already under strain- mainly due to increased development in Roseberry Street in the last few years. With Manly Vale and Balgowlah earmarked as areas for increased housing supply, the traffic is set to intensify. The idea of adding a McDonald's driveway entry and exit 30 metres down from the corner of Kenneth Rd and Roseberry Street round-about seems ludicrous. Although the Traffic Report states that the increase in traffic would be considered minimal and the impact at a 'satisfactory level' if adopting the Option 2 proposal (Item 3.12), I don't believe that this would be the case in reality. The drive along Roseberry Street is already chaotic, with traffic often banked up to the Kenneth Rd round about, large trucks coming in and out of Woolworths and North Shore Sand & Cement and a multitude of existing driveway entry and exit points along the street.

I don't believe the proposed solutions to deal with increased traffic would adequately address the resulting increased problems.

PEDESTRIAN SAFETY

It is inevitable that there will also be increased pedestrian activity in and out of the site, particularly with the proximity to public transport/ B-Line stops and being on-route to and from schools nearby.

As it stands, there are pedestrian safety concerns at the round-about at Roseberry Street and Kenneth Rd. Pedestrians often don't want to walk up to the traffic lights on Condamine Street to cross but instead cross at the round-about. With traffic banked up around the corner trying to feed from Roseberry Street into Kenneth Rd, it is already pretty risky at times trying to cross at the round-about in peak times.

Locating a McDonalds restaurant at this corner would increase the safety risk to pedestrians at this intersection where drivers often make sudden and unpredictable decisions to move across the round-about when an opening appears.

Thanks for your consideration,

Rachel Jonmundsson

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