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Subject: TRIMMED: Online Submission

04/06/2025

MR Charles Dobson
42 Parkes St ST
Manly Vale NSW 2093

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

Dear Council, I still have grave concerns regarding what a McDonalds would do from a traffic congestion perspective to Manly Vale, not to mention the associated risks to pedestrians that have to navigate this intersection on their way to and from Mackellar Girls School and Manly West Public School.

Roundabout Congestion and Safety Risks at Hayes and Roseberry Streets

The proposed roundabout is presented as a traffic mitigation measure, but in practice, it will:

- Fail to relieve pressure from Roseberry Street, which bears the highest traffic volume
- Introduce queuing issues up to 339m, according to the traffic report itself
- Remove at least 3 on-street parking spaces, impacting residents
- Endanger pedestrians, particularly school children and elderly users, by removing pedestrian priority at the junction

Rather than resolving traffic problems, the roundabout concentrates and redistributes congestion, encouraging u-turns, illegal manoeuvres, and increased circulation on local roads. This measure is not a sustainable solution and reflects the inherent overdevelopment of the site, which is generating traffic well beyond what this network can support.

Regards
George