
From: Clare Butler
Sent: 23/02/2025 5:39:12 PM
To: Council Northernbeaches Mailbox
Subject: Objection - DA 2025/0132 - 37 Roseberry St Balgowlah

I wish to object to the DA proposed for 37 Roseberry St Balgowlah. This objection is raised on the basis of a number of concerns outlined below.

I must also raise my concern as to the lack of consultation on this development application with surrounding residents.

1. **Traffic congestion:** The proposed site is on the corner of a very busy intersection that includes a roundabout that is already congested from traffic approaching/exiting Manly; accessing the public transport hubs at the Manly Vale BLine bus stop; utilising the shops/supermarkets/Bunnings in Roseberry St; transporting students/parents to/from the many schools in the area including Manly West Public, MacKellar Girls campus of Northern Beaches Secondary College, St Kieran's Primary and Manly Vale Public. In particular, in peak hours it currently can take 2-3 sets of lights for cars heading West up Kenneth Rd to be able to turn right into Condamine St. At the nearby Kentucky Fried Chicken (KFC) site cars waiting to enter the drive through can bank up across the intersection at Kenneth Rd/ Condamine St. Additionally with the near completion of the development at 267 Condamine St, and the potential build of the 37 Room approved Boarding House at 255 Condamine St, traffic will only worsen at the nearby intersection of Condamine St and Kenneth Rd. It is estimated that between 50-100 cars will enter the McDonalds per hour which would result in between 1200-2400 additional vehicles per day utilising the existing, already congested infrastructure.
2. **Pedestrian Safety:** The proposed site is on the corner of a very busy intersection that is an already notoriously dangerous for crossing pedestrians using the footpaths to access shops/public transport, school students going to/from school and bike riders utilising the existing bike path.
3. **Odour in surrounding residential areas of Balgowlah and Manly Vale:** The Odour Amenity Assessment states that "the ventilation design has not yet been finalised for the Project, and thus it is not possible to provide precise details of the discharge velocities or stack heights." There needs to be in this submission stage, measured and full disclosure of anticipated odour levels, determined independently and with reference to comparable McDonald sites such as Brookvale. The current KFC emits strong odours and, couple that with an additional venue, and residential areas to North and South will be overwhelmed by odours.
4. **Visual impact:** The development is not in keeping with the broader area's environment and character. The neighbourhood is known for its garden suburbs of Balgowlah and Manly Vale, characterised by green recreational areas, an eclectic mix of residential homes, street trees and small shrubs.
5. **Light pollution:** There is limited shop signage on Roseberry St/Kenneth Rd and most importantly, night lighting is limited to street lights. The light pollution from artificial lighting at this site, exacerbated by the fact that it is proposed to be a 24 hour business, will project into surrounding residential areas and will affect peoples' sleep patterns and impact the abundant wildlife in the area. Based on typical McDonald's sites excessive illumination conditions will exist and 'sky glow' (upward wasted light) will reduce the visibility of the night sky in area and may affect air quality.

6. Noise pollution: The potential operational and sleep disturbance noise emissions from the proposed site will be large and there appears to be inadequate noise controls proposed. Apart from the mechanical noise of the operation itself, there will supply deliveries at all times of the day, waste collection multiple times per day and a continuous flow of customer carpark and drive-thru vehicles. The nearest existing residence to the proposed operation is approximately 5m to the West (apartments above the shopfront in the building behind), 15m to the North and 25m to the North-East. This is an unacceptable distance for residents in nearby apartments.
7. Environmental Concern: There will be an increase in litter in the area, with waste not disposed of correctly by patrons ending up in the bush and waterways. Validating this, the Keep Australia Beautiful National Litter Index found that 11% of total litter is branded McDonalds (2019/2020 report). There is also the concern that there will not be adequate consideration of the LEP (Manly 2013). The Statement of Environmental Effects does not adequately address the potential for the development to disturb, expose or drain acid sulfate soils and this may lead to environmental damage. There appears to be no landscaping plan and therefore the concern is a lack of buffer planting and canopy cover. Additionally there is the concern that the proposed McDonalds will not responsibly implement waste oil management processes. Most recently, in January 2025, it has been reported that the EPA is pursuing penalties against a McDonalds (the third one) for dumping its waste cooking oils to a drain instead of storing it for collection and disposal.
8. Water Run-Off: Most of the proposed site (and surrounding area) is deemed as a 'Medium Risk Precinct' per the council's Flood Hazard Map. Couple that with the larger volumes of stormwater run-off from concreted surfaces of the carpark, in periods of heavy downfall there is a greater risk of flooding to nearby apartment blocks that have underground car parking. Given the exceptionally heavy and unpredictable weather that we are experiencing, the risk is higher, and the potential for there to also be damage to surrounding infrastructure such as roads and paths will be greater.
9. Social Impact: The proposed development will bring traffic and crowds into an area which is currently quiet at night, and this will impact severely the adjacent residential area. The development will encourage gatherings at all hours of the night and that can lead to other social impacts/concerns.

Please contact me if you have any questions.

Regards,
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