
Sent: 7/03/2025 4:22:29 PM
Subject: DA 2025/1032 Development Submission Objection
Attachments: DA20251032 Objection.pdf;

To whom it may concern

Please find attached correspondence to be taken as formal **objection** to the proposed McDonalds development in Balogowalh/Manly Vale (DA2025/10320)

I would appreciate confirmation of receipt of this submission at your earliest convenience

Regards

Jonathan & Kate Harrison
14 Quirk Road, Manly Vale, NSW 2093

Ref: **DA2025/0132**

Northern Beaches Planning Department:

I am writing as a local resident to formally **object** to the DA currently under consideration for McDonalds in Balgowlah / Manly Vale. Whilst I understand that numerous studies and reports have been conducted to support the planning application I would like to draw your attention to several factors which appear to have been overlooked to date.

Traffic Impact

Firstly, and most concerning is the traffic around the Kenneth Road / Roseberry Street junction.

During the last 10 years the construction of Woolworths, Aldi and Bunnings along Roseberry St have all added considerable strain to a small local road. The result of this lengthy delays in the area in several directions;

- Northbound along Roseberry Street towards Kenneth Road is often queued back to (or beyond) Hayes Street
- Southbound along Roseberry Street towards Balgowlah Road. The traffic congestion on Balgowlah Road often causes congestion at the Roseberry St/ Balgowlah Rd roundabout which causes congestion down Roseberry St. This is also impacted by people accessing the parking spaces outside Roseberry St café and the Bunnings driveway. This area was not looked at in the traffic survey submitted with the application.
- Southbound along Roseberry Street between Koorala St and Kenneth Road is often congested as the roundabout is blocked by cars coming from Kenneth Rd and the other side of Roseberry St. Cars use this road as a “rat run” to avoid traffic congestion on Condamine St. This area was not looked at in the traffic survey submitted with the application.
- Westbound along Kenneth Road towards the traffic lights with Condamine Street is often queued back past the roundabout with Roseberry St and beyond to the roundabout with Quirk Road
- Northbound on Condamine Street turning East onto Kenneth Road at the traffic lights is often queued back to the junction with Burnt Bridge Creek Deviation. In peak times it can often take 3 or 4 changes of lights to turn right at this junction. The traffic often extends out of the right turn filter lane and onto Condamine St. This area was not looked at in the traffic survey submitted with the application.

I have taken the opportunity to highlight the heavily congested areas on the image below (red), and you will see that the proposed development (McDonalds logo) is in the epicentre of this already heavily congested area:



The source of traffic for the McDonalds it is most likely to add to these already congested roads. Noting that there are 3 other McDonalds within 3.5km to the North of the proposed development suggests the primary source of patrons would come from the south or east.

The study in the DA suggests that traffic is not heavy on this street. I attached several pictures below showing the existing congestion at various times of the day and days of the week in relation to the proposed development. As you can see there is considerable local congestion already, without the further impact of a drive thru restaurant:



Friday 4pm



Sunday 11am

I haven't seen a commercial proposal supporting the development, but it would be logical to assume that to cover the development (\$3.9M), plus ongoing wages and costs there would need to be a substantial patronage of the restaurant. Adding this many vehicles will create unsustainable traffic impacting travel times for local residents, local businesses and create pollution and safety risks.

Parking

There is a very busy B Line bus-stop adjacent to the proposed site and the accompanying 'commuter carpark' is already over capacity (being full everyday) forcing commuters to park in the local streets. The DA for the McDonalds includes removal of parking spaces along the eastern side of Roseberry Street. The Coles supermarket in Koorala Street has recently installed gates on its car park to prevent commuters parking there such is the extent of the problem already in existence. The removal of parking spaces is unsustainable and will be detrimental to the local community.

Time of Day congestion

The KFC restaurant on the eastern side of the Kenneth Road / Condamine Street junction is less than 50 metres from the proposed McDonalds and hence would provide a very close approximation of the time of day congestion we are likely to see created.

On a daily basis the KFC drivethru has cars queued onto Kenneth Road and back onto Condamine Street. This creates further backlogs for cars wishing to cross from the eastern side of Kenneth Road to the western side (i.e. where the proposed McDonalds site is), as well as blocking the busy bus lane heading north along Condamine Street.

It would be logical to draw the conclusion that the McDonalds site would cause similar issues and traffic queues beyond it's own carpark. Further evidence of this can be seen at the McDonalds in Brookvale where there is approx. 4 times the car parking space of

the proposed new development in Balgowlah and still cars queue onto Winbourne Road and Mitchell Road for the drive thru service.

Safety

There are many local schools within a walking distance of the proposed development (Mackellar Girls School, Manly West, Manly Vale, St Keirans). There is strong evidence to show that McDonalds attracts youths (supported by their own advertising and menu options). The location of the proposed McDonalds with already busy roads creates a road/pedestrian safety risk for children walking to and around the proposed development. Crossing the road near the Kenneth Rd/ Roseberry St roundabout is already a dangerous experience before we add in the extra vehicle traffic and foot traffic that will go with the proposed development.

Pollution

It is well documented that fast food outlets create local pollution and we have not seen any impact reports showing how the proposed development would address these risks. The pollution takes various forms including;

- Litter: We already see large amounts of KFC branded litter in and around the area. McDonalds is widely regarded as having the largest contribution to localised street litter. [Keep Australia Beautiful](#) reported that nationally 11% of all Australian litter is McDonalds branded, more than any other brand. Below is a picture from a McDonalds in Bondi as an example:



The fact that McDonalds globally have implemented anti-littering initiative awards highlights the known extent of the problem on a global scale that the brand faces. This isn't something we need to bring into our local council area.

- Waste: Every month fast foods outlets are fined for pollution, McDonalds a frequent offender: <https://www.insidewaste.com.au/big-three-fast-food-outlets-fined-by-epa-over-pollution/>. These instances occur despite having prerequisite waste management plans in place to meet local regulations.
- Air quality: The proposed development is on a site currently occupied by Seven Miles coffee roasters. As a resident 500 metres from this site we can smell roasting coffee on a regular basis, McDonalds and the air pollution emitted by cooking would be far worse. Whilst the site is zoned for commercial use it is in extremely close proximity to residential zones (20 metres) and I would therefore suggest a residential standard of air pollution requirements be enforced.

There are numerous other reasons to object to this development including:

- Impact on local businesses (pizza stores, coffee shops and restaurants locally owned and operated who would be negatively impacted by a loss of trade),
- Impact on local house prices ([studies](#) suggest upto a 24% decrease in house prices for homes in local proximity to a McDonalds)
- Noise complaints associated with 24/7 operations
- Unhealthy choices being made by young locals which adds to already strained health services in the local area.

In short, I wholly object to the approval of this application by Northern Beaches Council and I understand there is widespread disapproval amongst the community to which I am sure you have been notified.

Yours,

Jonathan Harrison