
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/03/2025 9:11:59 PM
To: DA Submission Mailbox
Subject: Online Submission

11/03/2025

MR Daniel Pepyat
Chandos ST
Manly Vale NSW 2093
[REDACTED]

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

Dear Assessing Officer

I am writing to formally object to the proposed McDonalds development under DA2025/0132. The proposed development is in contradiction to several elements of the Manly DCP.

Of particular concern is the traffic impact through a number of already congested intersections around Roseberry Street, Kenneth Road and Condamine. During peak periods there is traffic standstill along Roseberry, through Kenneth roundabout and west to the Condamine intersection.

There is daily backlog and delays on the northbound right hand turn lane into Kenneth Rd, resulting in cars turning LEFT at Kenneth and conducting illegal and dangerous U-turns to cross the intersection eastbound and skip the queue. This will only get worse with the additional traffic pressure from a McDonalds.

The right hand turn lane from Kenneth into Condamine is also already congested and backs up through the roundabout, bringing the intersection to a standstill. This will also get significantly worse.

Congestion through the intersection also creates a safety risk for pedestrians who will inevitably try to cross the road to attend McDonalds.

The above conditions are in clear contradiction to Manly DCP clause 3.10.1 Safety.

In addition, the establishment of a 24 hour fast food venue contradicts public sentiment of a healthy lifestyle, will introduce significant rubbish (refer to KFC on Condamine on any given day), detract from aesthetic appeal of the area and potentially attract crime/drunk disorderly behaviour given the proposal is for a 24 hour offer. The traffic congestion mentioned earlier will also detract from existing local/small business in the area.

These factors are also in clear contradiction of Manly DCP 1.7 which aims to "Ensure that development is economically, socially and environmentally sustainable and to require the principles of ecologically sustainable development to be taken into consideration when determining Das"

Finally, the proposed "golden arches" will also be in contradiction to DCP 4.4.3 "Relevant DCP objectives in this plan to be met in relation to these paragraphs include: Objective 1) To ensure that advertising does not detract from the scenic beauty and amenity of the

Municipality; harmonises with its surroundings and the buildings to which they are attached."

Regards
Daniel Pepyat