
From: Louise Stedman
Sent: 3/06/2025 4:33:47 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Fwd: DA2025/0132 - Objection to application

Dear Sir/Madam

Thank you for your letter advising of amended plans for demolition works and construction of a McDonalds at 37 Roseberry St (DA2025/0132). We have reviewed the revised plans. They do not address the concerns outlined in our initial submissions and therefore we are writing to formally object to this proposal

Traffic Impact

The proposed site is in close proximity to major transit routes used by the B-Line buses which are a vital commuting option for significant numbers of people. The proposed site is also close to schools and on a road affected already by traffic for multiple retail stores. The new roundabout may lead to extra congestion for cars travelling North along Roseberry Street. The traffic assessment does not include weekend peak modelling or specific analysis of school zone hours. These omissions render the modelling insufficient.

The new proposal includes a proposal to install a roundabout at Roseberry Street and Hayes St. This is meant to be a traffic mitigation measure but in practice it will

- Fail to relieve pressure at at Roseberry and Kenneth which as stated in first submission is a traffic hotspot or solve the issue of increased traffic from Condamine turning onto Kenneth.
- Introduce queuing issues itself up to 339m according to traffic report
- Remove 3 on street parking spaces impacting residences
- Endanger pedestrians by removing pedestrian priority at the junction

Rather than removing traffic issues the roundabout just redistributes congestion. This measure is not a sustainable solution and reflects the inherent overdevelopment of the site which is generating traffic well beyond what the infrastructure can handle.

Noise pollution, Light pollution and odour impacts

We note the new proposal has been changed from 5am-midnight. However we still have significant concerns. Any noise after 9:30 limits a person's ability to get the recommended amount of sleep.

The revised proposal does not address any of the concerns relating to crime, property values, impact of children's health and site selection outlined in our initial submissions

Overall this objection is based on substantial concerns relating to traffic congestion, pedestrian and road users safety, planning non-compliance

Thank you for considering our objection. Please keep us informed about the progress of this application

Kind Regards

Mal and Louise Stedman
Parkes St Manly Vale

Begin forwarded message:

From: Louise Stedman
Subject: DA2025/0132 - Objection to application
Date: 8 March 2025 at 12:02:41 PM AEDT
To: council@northernbeaches.nsw.gov.au

Dear Sir/Madam

I am writing to formally object to Development Application for demolition works and construction of a McDonalds at 37 Roseberry St (DA2025/0132)

Traffic Impact

The roundabout at Roseberry street and Kenneth Rd is a traffic hotspot and is often at a standstill. The traffic study had a number of limitations in terms of data collection but also does not sufficiently model how the additional traffic generated by a 24-hour McDonalds will exacerbate these issues. The roads backed up at the Brookvale McDonalds are evidence of the congestion that will occur and it will be worse at this site as Tradie time will overlap with school pick up rush. In addition it is already very difficult to cross the roads around this roundabout safely. The proposal will also add to traffic turning off Condamine St onto Kenneth Rd which could cause road blocks and could lead to rat running through local residential streets to avoid congestion. Under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 Councils must consider the potential impacts of a development on the local community including traffic congestion and public safety.

Noise pollution, Light pollution and odour impacts

This proposal includes a 24/7 drive through with continuous loud speaker orders and late night customer activity. The nearest residences are only 20 meters away and the noise impact assessment fails to fully assess the impact on sleep disruption. The proposal includes perimeter and drive-through lighting operating 24/7 which could cause significant light pollution to nearby homes. In addition emissions and odours could negatively effect nearby residences

Environmental Planning and Assessment Act 1979 requires all developments to align with zoning environmental and social impact regulations including noise pollution and environmental impact.

Crime and Littering

A 24-hour outlet often draws light-night gatherings which can lead to more litter and disruptive behaviour. While the Waste Management Plan mentions McDonalds litter patrols it does not guarantee responsibility for cleaning public areas.

Property Values

The presence of a 24/7 fast food outlet in a primarily residential area could decrease property values due to noise, traffic congestion litter and other points raised above

Impact of Children's health

Multiple schools are nearby so students walking or biking through the area could face additional traffic risks and temptation from junk food. Childhood obesity rates are already a major challenge in NSW

Site selection

The site does not appear to meet McDonalds standard site criteria in terms of high traffic visibility, drive through efficiency and accessibility. In addition there are already several McDonalds outlets in the areas raising concerns about market over saturation and economic viability

Conclusion

This proposed development poses significant risks to the local communities environment and safety. I strongly urge the Northern Beaches Council to reject the application unless the concerns outline above are addressed with additional studies and mitigation measures including:

1. Comprehensive traffic study including detailed assessment of queueing impacts, potential for rat running and a post development monitoring plan
2. Comprehensive nighttime noise assessment and restricted operating hours
3. Social impact assessment

4. Light spill assessment
5. Waste management plan
6. Flood mitigation strategy including on-site detention tanks
7. Detailed odour impact study and regular air quality measurements
8. Property value impact assessment
9. A Market impact study and financial viability assessment
10. Zoning compliance report

Thank you for considering my objection. Please keep me informed about the progress of this application

Kind Regards

Louise Stedman
Parkes St Manly Vale