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**From:** Jonny Harrison  
**Sent:** 31/05/2025 10:38:26 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA 2025/0132 Development Submission Objection  
**Attachments:** DA20250132 Submission 31-5-25.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 (DA2025/0132). This is supplementary to our initial submission on 7 March 2025, and is in response to the updated application proposed by the applicant.

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

Regards

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


J&K Harrison  
14 Quirk Road  
Manly Vale  
NSW 2093

31 May 2025

Ref: DA2025/0132

To Whom It May Concern:

Further to our submission in relation to the initial application I do not find that any of the applicant's revisions have addressed the concerns raised, nor those of the community.

In particular, the traffic reports are wildly inaccurate. Please see photo's below of Roseberry Street showing the gridlock traffic that already exists at various times of the day. The inclusion of more road furniture, roundabouts and increase vehicle traffic caused by the proposed McDonalds will make this road unusable and place a burden on neighbouring streets. The report by Colston, Budd Rogers & Kafes dated 14 May 2025 included in the application states (para 7) "The intersection is currently operating at maximum capacity based on the observations", surely this cannot be ignored in an area that is already under traffic duress.

As a tenant of Quirk Road we have seen significant increase traffic in recent years as Roseberry Street has been developed. I have personally seen many traffic incidents along Quirk Road, a street designed for local residential traffic which is now becoming a thoroughfare due to congestion on adjacent roads, with high volumes of traffic and excessive speeds.

I strongly oppose the development of the McDonalds on Roseberry Street, it does not add to the neighbourhood in anyway and causes issues with increased traffic, litter, odour, and noise. The site is inconsistent with McDonalds national development strategy being located on main arterial roads. This site does not deliver on McDonalds strategy and given the proximity to other McDonalds sites and the KFC I do not understand how the business plans are financially viable. There is already traffic and pollution created from the nearby KFC which council receives regular complaints about.

There is overwhelming community push back on this development. Regardless of it's compliance (or otherwise) with planning standards the Council has a duty to it's residents and rate payers to listen to the community and take the appropriate action.

*J. Harrison*



North bound view along Roseberry Street towards Kenneth Road – Saturday 10 May  
11am



Intersection of Kenneth Road and Roseberry Street looking directly at the proposed development – Tuesday 27<sup>th</sup> May 5pm





Eastbound along Kenneth Road at the junction with Roseberry Street showing traffic queuing to Westbound due to high volumes of cars along Roseberry Street Wednesday 21<sup>st</sup> May , 3:30pm