
From: [REDACTED]
Sent: 24/02/2025 11:35:33 PM
To: Council Northernbeaches Mailbox
Subject: Objection - DA 2025/0132 - 37 Roseberry St, Balgowlah

For the attention of Claire Ryan

I wish to formally object to the Development Application 2025/0132 proposed for 37 Roseberry St Balgowlah.

Manly Vale is changing. The once semi-industrial suburb is becoming a home for families and business professionals, with home units replacing business premises. Still, the amenities available to those families and the spaces to enjoy life outdoors have diminished. With the closing of Seven Miles' cafe the area lost a popular and good quality meeting place. With the closure of the Three Beans Cafe in the Woolworth building, replaced by a BWS liquor store, the area lost another meeting place, popular with weekend kids sport families.

MacDonalds is not an equivalent replacement for these locations. Whilst families with young kids may use a visit to MacDonalds as a treat or incentive, to many adults it is cheap, quick, and a largely utilitarian food outlet.

The current Seven Miles factory showcases the old Manly vale. An unimaginative building with a nest of flus that produce air-borne pollution that can be smelled up and down Condamine St for some distance, and more so by the residential properties bordering them on two sides. The choice of what to replace it with will be a pivotal moment in re-imagining the area's potential as a community. Do we want cheap and fast, somewhere that could be visited more by people passing through than local residents, or do we look to a vision of what the Manly Vale and Balgowlah areas can offer their growing populations in keeping with the relaxed urban feel of the Northern Beaches?

I grew up visiting MacDonalds in Warriewood. When I was a kid, it was a treat. When I had a young family, MacDonalds was convenient, especially when travelling. But as smaller, good quality cafes and restaurants up and down Sydney's Northern coastline show, the locals appreciate quality over cheap and convenient. We are lucky to live in one of the most beautiful and friendly areas of Sydney. Our goal should always be to aim high and make the Northern Beaches a desirable place to live, attract businesses away from the city, and most importantly raise a family.

I believe that MacDonalds restaurants represent a culture that is contrary to this potential future.

The current state of Manly Vale, especially since the B-Line car park was built, has unfortunately moved us further from this. Others have already commented on the traffic congestion in Kenneth Rd and Roseberry street, with much longer wait times than assessed by COLSTON BUDD ROGERS & KAFES PTY LTD. Their report has sampled two days only, and assesses the average wait times at intersections to be satisfactory. The two generalisations in that assessment, average and satisfactory, do not consider peaks that cause large-scale congestion, or the impatience of drivers. Additional traffic flows into Roseberry St, especially from the South where there is no natural path from Condamine St, could rely on traffic turning right into the drive-through entrance across North-bound Roseberry St traffic. On days of high congestion, drivers already drive up the wrong side of Kenneth Rd to reach the B-Line car park entrance because of similarly poor design, and drive up the West-bound kerb in Kenneth Rd and through the Bing lee car park to avoid waiting at the Condamine St intersection. The traffic report does not consider the heightened stress on drivers with increased car numbers, and the actions potentially taken by those drivers that put the public, especially pedestrians, at risk.

Like the rest of the Northern beaches the Manly Vale and Balgowlah area is currently subject to an increase in disorderly youths gathering at well-known sites. Well-known public places, such as the existing KFC and B-Line car park attract people going to and from parties as a meeting place. In the case of the car park, this has resulting in graffiti, drug use and distribution, alcohol abuse, people climbing on top of the stair well and throwing objects at cars, and the vandalising of fire hoses. According to the B-Line contractors shortly after it was opened, it too was designed to minimise criminal activity as suggested by SLR Consulting's high-level report which lacks detail regarding how the strategies mentioned would work in practise. A more comprehensive plan addressing the specific risks that are currently widespread across the Northern Beaches as reported each week in the Northern Beaches Advocate's Public Safety Roundup would be needed. The development should guarantee no perceptible increase in criminal and anti-social activity locally, perhaps with penalties if the planned measures are ineffective.

Finally, as a neighbour to the proposed site with large windows facing it, we already cope with light pollution from the Park and Ride carpark and Woolworths car park lighting, and noise pollution and air pollution from the existing Seven Miles factory. None of these existed on the current scale when we moved in 10 years ago. On a much more personal level I would like to see any re-development of the site be kinder to its neighbours and support a healthier community.

Thank you for your time. I look forward to hearing from you and hope that the council will make a considered decision in the best interest of the community.

Kind regards,

[REDACTED]

Please redact my personal details before publishing thank you.