
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/03/2025 9:08:00 AM
To: DA Submission Mailbox
Subject: Online Submission

09/03/2025

MR Laurence Clark
27 / 62 - 64 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

I strongly object to the proposed McDonalds for many reasons, including but not limited to:
Parking

The traffic report confirms that access options must result in the loss of parking. Any loss of already oversubscribed parking is totally unacceptable. There is already insufficient parking in the area, leaving elderly residents and those carrying young children and shopping to have to park some distance from their homes. I believe that this is due to patrons of the B1 and other express buses from Manly Vale to and from the city exceeding the capacity of the B1 parking facility and parking in nearby local streets. I suspect that if the McDonalds parking spaces will be taken up by such commuters as I cannot see how McDonalds could police their parking to stop this happening. This would result in McDonalds patrons also parking in local streets, and add to congestion as the patrons seek parking elsewhere. It would replicate what appears to be the situation with the McDonalds near the domestic airport terminal where that parking is frequently occupied for long periods by hire cars and others waiting there to pick up arrivals rather than to pay the airport parking fees.

It is unfair to local residents that they should lose their parking for the benefit of McDonalds. Any criteria for approval of this development should be zero loss of public car spaces. And preferably there a condition of any approval should be an increase in public car parking spaces.

I frequently use a GoGet. Car share schemes are one way to reduce pressure on car parking and are reported as good for the environment. However, I often have to walk some distance to find the vehicle, and have to park some distance from its designated pod when I return it, because of a lack of parking. A condition of any approval for McDonalds should be that it host at least one and preferably more dedicated car share pods. This would surely encourage more take up of car share and less pressure on parking spaces for locals. I note that Coles hosts a "Return and Earn" facility, so there should be no impediment to McDonalds, if approved, hosting car share vehicles for the benefit of the community that they have entered. I note that the proposed 26 parking spaces exceeds Manly DCP and TfNSW requirements, so there seems to be no reason why some of them cannot host car share vehicles, established in a way that secures the spots for these vehicles and prevents them from being taken up by McDonalds customers or commuters.

The scarcity of parking can be clearly seen by many vehicles being left parked overnight in the nearby Coles car park. The Coles is shut between 10pm and 7am so the many cars in this carpark during this time cannot be Coles customers. Coles have locked the carpark with gates at night, however, there are still many cars parked there overnight. How will McDonalds prevent their car parking spaces being taken up by those who are not customers, forcing the McDonalds customers to park on nearby local streets?

And how will a situation be prevented like has occurred at the Bridge Street McDonalds at Stanmore, where customers were parking on local streets and leaving their litter, leading the Council to ban parking along Bridge Street at night? There are no garbage bins on the local streets, to prevent a similar situation arising here. A condition of any approval should be that McDonalds is required to operate litter bins along the nearby public streets to prevent this. There needs to be a residents parking scheme implemented by Council if there is any chance of avoiding significant impact for local residents and far more parking provided in the area for commuters. For example the roof top parking above Woolworths should be more than 8P, which is not explained anywhere that I can find, to allow commuters sufficient time to park there and use public transport to go to and from work in the city. There needs to be additional car parking provided by the State Government for commuters using the B1 and other bus services to the city. Even if this requires compulsory acquisition of some land to do so.

Traffic congestion

The traffic report confirms that the proposed development will lead to an increase in traffic, and especially during peak traffic periods. It is unfair to local residents to be impacted by this decrease in amenity for the benefit of McDonalds. Any such development should improve traffic conditions, and reduce the existing congestion. The proposal should not be approved without access via Condamine Street, to avoid the predicted impact on local roads.

As described above, the loss of existing parking spaces which the traffic report finds is inevitable, and the occupation of provided parking by commuters, which seems unpreventable, will lead to McDonalds patrons patrolling the local streets looking for parking, and increasing congestion. The traffic report notes that the McDonalds would have greatest effect during weekday afternoons and Saturday middays. Traffic at this time is already very high, with traffic backed up through the Kenneth Road / Roseberry Street intersection, and at a standstill on Roseberry Street. This is unsafe for motorists but more so for pedestrians.

The existing coffee roaster on the site has no parking for patrons most of whom walk there, so any development that does not have the same will result in additional traffic. And McDonalds is a business that relies on a lot of traffic!

One option could be to join Quirk Road from Kenneth to Balgowlah, however, I consider that this is unacceptable as it would eliminate the current safe bicycle route between the two streets and lead to loss of parkland that is currently used safe from vehicle by children for sport and for locals to walk their dogs.

Pedestrian safety

Kenneth Road is a major route for people travelling from Fairlight and other nearby suburbs to and from the City, and many are in a hurry getting to and from work, leading to speeding vehicles, and with a scarcity of pedestrian crossings the situation is a safety concern for local residents, particularly the elderly and those with small children. Many local residents walk to shop in Coles, Aldi and Woolworths and crossing Kenneth Road and Roseberry Street near the roundabout can be a real hazard. And it is unrealistic and unreasonable to rely on the one pedestrian crossing between Aldi and Woolworths and expect people to have to walk up to the lights at Condamine Street to cross. With the intensification of traffic that would result from the McDonalds this situation will worsen. Any approval of this development needs to be accompanied by a significant improvement in the local traffic situation, with less congestion, lower traffic speeds and additional pedestrian crossings for their safety. The existing pedestrian refuges are inadequate.

A McDonald would surely also become a destination for bicycle food delivery services but this does not appear to have been addressed in the traffic report, and appears to be a significant omission in the development application. We already know that ebikes speed around Manly and surrounding suburbs, presenting a hazard for pedestrians, especially the elderly and children. This would be significantly worsened by the increase of ebikes on local footpaths

that must surely result from this proposed development. This impact, and how it will be safely managed, does not appear to be addressed at all. How can Council condition this proposed development appropriately, and plan any necessary upgrades to the bicycle and shared path network, without this information?

Odour

Coffee roasting, and other similar odours, are often present in the area in the early morning, when winds are light and the air is cold and heavy above the Burnt Bridge Creek line. The coffee smell is not unpleasant, but I do not want to be smelling hamburger smells from McDonalds. Its not clear how this will be prevented, especially for 24/7 operation?

Lack of information

The information available on Council's website is incomplete. The Appendices to the Statement of Environmental Effects are not provided. It is unfair, and a lack of natural justice and fairness that this information is not available on line to the locals who will be most impacted.

Summary

The above factors need to be considered both individually and together, because they are all related, and contribute together to the unacceptable impact of this development as currently proposed. The matters raised need to be addressed before any approval.