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To: DA Submission Mailbox
Subject: Online Submission

27/05/2025

MRS Erica Griffiths
28 - 28 ST
MANLY VALE NSW 2093
[REDACTED]

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

I am raising objections to the Amended Plans for Application No. DA2025/0132, Lot 100, DP 1199949, 37 Roseberry Street Balgowlah, for the demolition and construction of a McDonalds.

I am raising three objections to the amended development all under the Manly Development Control Plan - Section 3.1 Streetscapes and Townscapes.

Under Townscape Objective 5, the DCP requires that the development 'assist in maintaining the character of the locality.' The locality on the southern side of Condamine street is currently a mixture of residential and commercial, there are fast food outlets and no prominent signage. A McDonalds and associated signage would NOT maintain the character of the locality so would not comply with this objective.

Secondly Townscapes Objective 6 calls for recognition of 'the importance of pedestrian movements and townscape design in the strengthening and promotion of retail centres.' Currently there is good pedestrian access and movement along Roseberry St/Hayes St as people go between supermarkets, gyms, retail centres etc. However, a fast food outlet does NOT recognise pedestrian movements as there is very limited pedestrian movement in and out, with people preferring the drive-in/drive-out option. KFC on the corner of Condamine/Kenneth clearly illustrates this, with very little pedestrian movement into the KFC. In addition, the traffic generated by the McDonalds and the number of vehicles entering and exiting this site will absolutely not be recognising pedestrian movements, limiting pedestrian access to the northern end of Roseberry Street. This development therefore does NOT recognise the importance of pedestrian movements in the locality. Importantly, the amendment to the DA in terms of operating hours (5am to midnight) does nothing to address this point - as pedestrian movements are NOT occurring between midnight and 5am.

Thirdly, Townscapes Objective 7 seeks to 'minimise negative visual impact, in particular at the arterial road entry points into the Council area and the former Manly Council so as to promote townscape qualities.' As Roseberry St is the former boundary road between Manly Council and Warringah Council, this street and particularly its intersection with Kenneth Rd, forms an important gateway from Balgowlah through Manly Vale to Manly. This development does NOT promote landscape qualities by placing a McDonalds at this arterial entry point.