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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

07/03/2025

MS ANNA LINDELL
7 - 7 WILLAMA AVE
FAIRLIGHT NSW 2094
[REDACTED]

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

Application Number: DA2025/0132 objection

To Whom It May Concern,

I am writing to formally object to the proposed McDonald's 24 hour operation restaurant development in Manly Vale in relation to the following reasons:

A) Impact on Local Traffic

There are a number of issues already in the locality due to the existing dysfunction of the intersections listed;

1. Kenneth Road and Roseberry Street - the traffic jams and delays experienced here are a knock-on effect from the intersection nearby at Kenneth Road and Condamine Street. As a 24 hour operation is suggested with reliance on a drive through - how are prospective customers meant to safely access the site at 37 Roseberry Street without impacting the flow of traffic at this roundabout.

2. Other intersections impacted from increased traffic in the area

Roseberry Street and Hayes St (including access to 14 Roseberry Street)
This intersection already has to cope with patrons of Woolworths, Aldi, Coco Republic and would benefit from a roundabout being installed if feasible.

Roseberry Street and Balgowlah Road - this roundabout would be utilized by local traffic to travel to proposed site of 37 Roseberry Street and this in itself is impacted by the nearby intersection of Condamine Street and Roseberry Street. The intersection of Condamine Street and Roseberry Street has no green arrows for traffic to utilize in any direction and is in desperate need of new traffic management as there are always accidents (for the most part, cars travelling west on Balgowlah Road and turning onto Condamine Street or cars on Condamine Street travelling north turning right onto Balgowlah Road.

Traffic is almost at a stand-still on the weekend closest to the proposed site in both directions on Roseberry Street and to suggest, that there would be little or no impact on traffic movement by the proposed 24 hour operation, with a strong emphasis on drive-thru operations, of the McDonalds at the site is incorrect and wrong.

The statement included in the submitted traffic report at 3.31;

"Queued vehicles should also not interfere with ingress or egress for vehicles entering/exiting the site" - this notion can be clearly contradicted by the vehicle access at the nearby KFC restaurant at 281 Condamine Street.

Access here is hampered by the proximity to the traffic lights at intersection of Condamine Street and Kenneth Road and the timing of said lights. North bound traffic can be queued back up on Condamine Street, in an attempt to access this fast food restaurant turning left onto Kenneth Road.

Adding a McDonalds in close vicinity would negatively affect all traffic within this already congested and dysfunctional area.

I note that within the Statement of Environmental Effects (SEE) at Section 2.2 Consultation with Council that per the Manly DCP section that under Lodgment Requirements Raised by Council

"The 24/7 proposed hours of operation are not supported in relation to impacts on nearby residential premises relating to traffic movements and acoustic impacts"

The quoted text above is feedback from the Council in regards to the application.

It is not supported by Council.

By the number of objections so far, it is not supported by the neighbouring properties or the wider community.

Further on in the SEE under the Section 6.0 noted above by the applicant, the potential impacts such as NOISE and TRAFFIC is not addressed at all.

The traffic impact report also tendered to support the application is woefully inadequate. The scope of the impact report being a mere 2 days does reflect the traffic issues that are already present in the area (from Kenneth Road, Roseberry St, Condamine Street and Balgoolwah Road).

An additional traffic assessment over a longer duration must be undertaken to clearly show the current functionality of the traffic in this area before the application can be considered.

B) Pedestrian safety

There is very limited elements of pedestrian safety within close proximity of the proposed site (pedestrian traffic crossing on Condamine Street, traffic refuge island on Kenneth Road near the Kenneth Road/Roseberry Street roundabout) and if the McDonalds were to be approved here, I fear that pedestrians would then jay-walk across the already busy Roseberry Street to gain access to the restaurant.

C) Noise pollution for the neighbouring residents

The tabled Noise Assessment report offers review and consideration of the following Noise Generating Activities; Customer light vehicles, Truck consumable deliveries, Waste collection, Drive-Thru operations, Mechanical plant but there is no consideration of the noise and

acoustics that will be generated by

1. Customers in general
2. Customers on foot
3. Customers on e-bikes to location
4. Music being played in cars accessing site for proposed 24 hour operation
5. Operations of the drive thru speakers and communications between employees and customers
6. Building mechanics - air conditioning unit, kitchen exhaust units, kitchen cooking facilities, refrigeration and food storage.

It is worth noting that the proposed operations for this submission is 24 hours a day. The above noise generation would unfairly and severely impact on adjacent residents on the northside of Kenneth Road directly opposite and adjacent to the proposed site. The noise generation of the 24 hour activity will be detrimental to their ability to enjoy the amenity of their homes at any given time and impact on their sleep quality in PM.

D) Light Pollution

The disturbance of the light egress from the restaurant being the 9m pylon sign proposed for installation on Kenneth side of the site to attract patrons from nearby Condamine Street, restaurant signage, restaurant lights, lights of outside seating area, headlights and brake lights of cars on the site (either parking or using the drive thru option) will impact on

1. The occupants of adjacent residential units on Kenneth Road to enjoy their own homes and impact on quality of sleep during the twilight and night time hours of operation.
2. Impact of local nocturnal wildlife

E) 24 hour operation and safety within the locality.

It must be stated that a 24 hour fast food restaurant directly opposite medium density residential units on Kenneth Road is a poor choice for those residents close by on Kenneth Road and further north on Roseberry Street and Koorala Street.

The Statement of Environmental Effects submitted with the application notes that the restaurant's managers are all trained in

- Conflict management;
- Dealing with angry & aggressive people and ejection of patrons;
- Hold up procedure;
- Managing theft; and
- Incident management following acts of anti-social behaviour/violence.

This is an acknowledgement that this types of behaviours can be experienced at their establishment.

F) The need for 24 hour operations at the site

Per the Statement of Environmental Effects at Clause 2.2, Table 1

Council commentary on the proposal per the Manly DCP notes that "The 24/7 proposed hours of operation are not supported in relation to impacts on nearby residential premises relating to traffic movements and acoustic impacts".

We do not need a 24 hour fast food restaurant at this site adjacent to medium density residential living.

We already have a McDonalds at Warringah Mall (shopping complex) and Brookvale (semi industrial area) - only the Brookvale premises is a 24 hour operation and located from the proposed site a mere 3.5 km.

The proposed development is fundamentally incompatible with the residential character of the area and would create significant adverse impacts on local amenity, traffic safety, and residents right to enjoy their privacy and peace in their homes.

The 24-hour operation model is particularly concerning given the proximity to homes and unit complexes on Kenneth Road and Roseberry Street.

I strongly urge the council to outrightly reject this application on the grounds that it would create unacceptable impacts on the local community and environment.

thank you,
Anna