
Sent: 5/06/2025 1:21:04 PM
Subject: Regarding Application number: DA2025/0132

To Whom It May Concern,

Regarding Application number: DA2025/0132
Address: Lot 100 DP 1199949 37 Roseberry Street BALGOWLAH

I am writing to formally object to the proposed development of a McDonald's restaurant in Manly Vale, on the grounds that it will significantly worsen traffic congestion, compromise pedestrian safety, and cause serious residential amenity issues for nearby residents.

1. Increased Congestion and Safety Risks at Hayes and Roseberry Streets

The proposed roundabout at the intersection of Hayes and Roseberry Streets is intended as a traffic mitigation measure, but the developer's own traffic report highlights several major issues:

- It fails to relieve congestion on Roseberry Street, already one of the busiest local roads.
- It will cause vehicle queues up to 339 metres, pushing traffic into residential side streets.
- It results in the loss of at least three on-street parking spaces, negatively affecting local residents.
- It removes pedestrian priority, creating safety risks for school children, elderly residents, and others who regularly cross here.
- Rather than solving the problem, the roundabout will concentrate traffic and encourage unsafe manoeuvres such as u-turns and cut-throughs — a direct result of trying to support a development that exceeds what this local network can handle.

2. Inadequate Traffic Modelling

The traffic assessment fails to model:

- Weekend peak periods, when fast food outlets experience their highest traffic volumes
- School zone hours (8:00–9:30am and 2:30–4:00pm), when pedestrian and vehicle activity is at its peak
- These omissions render the assessment incomplete and raise doubts about the accuracy of the projected vehicle movement and safety impacts.

3. Unacceptable Amenity Impacts on Nearby Apartments

The site is located directly across from residential apartment buildings, placing dozens of homes in the immediate impact zone. This raises serious concerns about:

- Persistent noise from drive-through traffic, idling vehicles, loud car stereos, and late-night patrons
- Odours from deep fryer exhaust and food waste, which will be carried into nearby apartments, especially during warmer months and prevailing winds. (KFC is a prime example, and can be smelt over 1km away sometimes)
- This is not a suitable location for a 24/7 or high-turnover commercial food outlet. The character of the surrounding area is primarily residential, and this development is incompatible with the quiet enjoyment of nearby homes and apartments.

Conclusion

This proposal represents inappropriate development for Roseberry street in Manly Vale. It threatens to degrade the safety, amenity, and livability of the area — and the measures proposed do not address the core issues.

Manly Vale has already been blighted with multiple developer failures, whereby quaintly planning and architecture has been forsaken. Being the gateway to the northern beaches, I urge council to consider appropriate commercial development that enhances the area as a liveable centre such as coco's furniture store & cafe and king furniture. Let's move away from the americanisation / strip mall mentality of our town centres, by planning and approving development that enhances health, relaxation and community enjoyment.

I respectfully urge the Council to reject this development application in full.

Sincerely,

Josiah Sciasica
34 Parkes Street
Manly Vale 2093