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**From:** [REDACTED]  
**Sent:** 23/02/2025 8:18:15 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0132 McDonalds Manly Vale - Submission AGAINST

Dear Council,

I wish to express my opposition to the redevelopment of 37 Roseberry Street, Balgowlah 2093.

My opposition to the DA arises because of a number of concerns.

1. 1. Traffic.

- a. \* The current state of traffic jamming around the roundabout and up to the right hand turn into Condamine St, is not acceptable. What is proposed only increases the level of unacceptability for frequent users.
- b. \* The Traffic Report submitted fails to consider the banking up of cars in the turning lanes from Condamine St south of Kenneth Rd.
- c. \* No discussion of disruption of bus flows at the B1 Southbound bus stop are within the Traffic Report.
- d. \* The proposal calls for the removal of 4 parking spaces and creation of a no queuing area on the road in front of the proposed development. Why should other businesses suffer loss of parking and added queuing lengths?
- e. \* The traffic study is not transparent. Referencing the Trip Generation and Parking Demand - Surveys of Fast Food Outlets - Analyst Report (Bitzios Consulting 2016) is inadequate. There is a common expression that 'all models are wrong' and as such the Council should not rely on this submission document alone. There is no allowance for a continuation of the trend observed in the trip generation between the 2016 study and the prior study (refer table 4.1, page 6 of the report, accessible on [transport.nsw.gov.au](http://transport.nsw.gov.au) website). If the trend continued at the same rate up to 2025, there would be over 20% more generated trips compared to 2016. On top of the growth in trips generated, there should be consideration of the growth in uber eats etc. and the impact of the proposed development in the future, when there will be a higher and continually rising population density.
- f. \* The proposal is not consistent with the government objective listed as 3.4 (c) i.e. "moderating the growth in demand for travel and the distances travelled, especially by car;". The Statement of Environmental Effects states "whilst some patronage will come from residents... Studies on sources of trade indicate a large percent will come from people travelling through the area with the business model focussing on drive-thru sales."
- g. \* The Report does not address residential impact. "Surrounding land use is a mix of employment and retail use..."

2. 2. Late Night.

- a. \* Manly Vale is not a designated late night precinct.
- b. \* Consideration must be made of the increased traffic noise that will flow through Manly Vale and Balgowlah.

3. 3. Environmental Footprint

- a. \* More heat will be generated at this site given the increased traffic flow and a/c units.

- b. \* ·More litter. The Council needs to reflect upon the problem beyond the boundaries of 37 Roseberry St, and consider the studies that show takeaway packaging is a significant source of urban litter.
- c. \* ·The proposal acknowledges the "potential for increased opportunity for crimes or anti-social behaviour ( e.g. vandalism, graffiti, litter, excessive noise). The council needs to reject the application based upon the likelihood of such behaviour developing beyond the confines of the site.
- d. \* ·Visual. Non compliance of the Pylon Sign.
- e. \* ·Marketing to children on the way to school. There are codes restricting advertisements on television during certain hours, yet many children would be looking at this development each day they are driven to school.

In conclusion, I ask the Council take note of my submission against the development as well as the volume of other submissions against this DA, the objections captured in social media and the petition saying No to the development.

Kind regards

A black rectangular redaction box covering the signature of the sender.

PS. I request that my name, address and email address are redacted before the submission is posted.