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To: DA Submission Mailbox
Subject: Online Submission

10/03/2025

MS Deb Gibbons
26 / 62-64 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

Subject: Objection to DA 2025/0132 at 37 Roseberry St, Balgowlah

This development proposed is unsuitable for several reasons. I begin my submission by including the Northern Beaches Council 'Traffic Engineer Referral Response' for DA2025/0132, dated 10 March 2025, after the traffic team reviewed the following documents:

- Traffic Impact Assessment, Reference 12473/1 ... (dated December 2024)
- The Statement of Environmental Effects Ref 610.032207.00001 ... (dated 16 December 2024)
- Plans (Master Set) ... dated 12/12/24
- Pre-Lodgement Advice, ... dated 05 November 2024

The Officer comments concluded with: "The plans and the traffic report in their current form are unacceptable for the reasons outlined above and the requested amendments/additional information should be provided prior to further assessment of the plans/traffic impact. The proposal is therefore unsupported".

And my comments:

INCREASED TRAFFIC CONGESTION:

I don't believe the submitted Traffic Impact Assessment is accurate (as outlined in the Northern Beaches Council's Traffic Engineer Referral Response dated 10 March 2025).

Since 2013 there has been significantly increased commercial development in Roseberry Street, including Bunnings, Woolworths, BWS, and Aldi, bringing a vast increase of traffic to Roseberry and nearby streets, and the Manly Vale B-Line parking station and B-Line bus stop have also brought more traffic to this area.

The proposed development site sits alongside the Kenneth Road/Roseberry Street roundabout, which is already extremely busy, particularly during morning and evening peak hours and weekends. I live in Kenneth Road between this roundabout and the Kenneth Road/Quirk Road roundabout, and the traffic is often gridlocked. The addition of a McDonald's restaurant will bring more congestion to the local roads and create frustration for residents, businesses, commuters and visitors, and will also reduce the availability of the already limited street parking.

The DA Traffic Impact Assessment makes no mention of food courier services, such as Uber Eats, and there is no indication if these services will have on-site designated parking spots (taking up some of the proposed parking spots).

INCREASED TRAFFIC SAFETY RISKS:

Due to the heavy traffic flow, it often feels unsafe to walk across Kenneth Road near the roundabout. This will become more dangerous with the expected increased traffic heading to and from McDonald's, posing significant safety risks for pedestrians and cyclists, including students from nearby schools.

POTENTIAL COMMUNITY SAFETY ISSUES:

Currently the local area enjoys relative peace and quiet at night. None of the surrounding businesses operate 24/7 (except the SASH Northern Beaches veterinary practice, which offers a 24-hour emergency service).

The Restaurant's late night trading hours may lead to anti-social behaviour from patrons, which may create safety concerns for residents, which goes against Council's plan of creating a safe and secure environment for all residents.

NOT NECESSARY:

There are two McDonald's 24/7 outlets already servicing the local community at Brookvale and Beacon Hill, and another one at Warringah Mall (open daily 8am-7pm, and to 9.30pm on Thursdays). Having another McDonald's in the area goes against Council's strategy of reducing waste and promoting sustainable practices, and is just not necessary.

LIGHT, NOISE, ODOUR AND WASTE MANAGEMENT POLLUTION:

McDonald's will utilise bright, artificial lighting, which may shine into nearby homes and potentially disturb residents' sleep patterns. In addition, noise from vehicles and customers, and littering from people exiting McDonald's, will all add to the negative environmental impact of this restaurant.

Also, the Odour Amenity Assessment is not complete, so there is a risk of continual odour/air pollution.

OTHER ENVIRONMENTAL ISSUES:

Manly Vale and Balgowlah are home to a variety of wild birds and bats, and I am concerned that the presence of a 24-hour food trading company, with artificial lighting, sounds and smells, will have a detrimental impact on wildlife and will encourage vermin.

CONCLUSION:

Increased traffic congestion, safety risks and negative environmental impacts are all reasons why I strongly oppose DA 2025/0132 at 37 Roseberry St, Balgowlah. Thank you.