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09/03/2025

MS Alicia Nagle
2C / 31 Quirk RD
Manly Vale NSW 2093
[REDACTED]

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

To the Assessing Officer,

I have several concerns about the development application of the McDonald's in Manly Vale/Balgowlah with Application Number: DA2025/0132.

I have lived in Manly Vale on Quirk Road since 2009 and in that 16 year period, there has been a huge increase in development both from a residential and commercial point of view, especially in and around this proposed site area.

In that time, new large developments along Roseberry, Condamine and Kenneth have included: Bunnings, Woolworths and BWS, ALDI and the gym underneath now called Vamos, Coco Republic and it's attached cafe L'americano, a double story Salvation Army store which has no parking, LoungeLovers which used to be Fantastic Furniture, a new SASH veterinary clinic, an upgrade to Belaroma, now Seven Mile, which is the current site under question. There is also a new King Furniture going in and many other retail stores, another vet and businesses in this area which attract trucks, cars and vans for delivery and operation.

This is on top of the existing builds, Coles in Manly Vale, the Balgowlah Shopping Centre which underwent a significant redevelopment, Roseberry St Cafe, and many other food and furniture places as well as Harvey Norman, BingLee, Freedom Furniture, PetStock etc.

Alongside the commercial developments, there has been significant increase in residential builds, particularly on Condamine St and other nearby areas to the proposed site.

Then add the B-Line bus stop and its 3 storey, 150 space car park with its only driveway entrance and exit on Kenneth Road.

All of this means there is a huge level of increased traffic both through and to the area. There is already a bottleneck along Kenneth Road, Roseberry St and Condamine Street, particularly around school drop off/pick up and this continues late past peak hour and is often clogged on weekends. People use Kenneth as a thoroughfare to get to destinations north of Manly (instead of Sydney Road) and many people are coming from over the Spit Bridge so Kenneth is a main arterial servicing those areas. It doesn't help that the length of road on Kenneth between Condamine and Roseberry is only 120 metres which is exactly where this site is proposed.

People turning right from Condamine into Kenneth are often blocked by the traffic which is then stopped at the roundabout on Kenneth and Roseberry. This is also where the driveway is to exit the B-Line bus stop. The other blockage is people trying to turn right onto Condamine from Kenneth, which has only a 6 or 7 car lane, which then tends to block the roundabout altogether. Often semi-trailer trucks also block this roundabout due to their deliveries to Coles, Woolworths, ALDI and other businesses.

Many people use Campbell Parade, Quirk Road and Kenneth as a "rat run" to get to Manly from suburbs further north. This would also increase from people avoiding the Kenneth/Roseberry St area and create more traffic, particularly nearby Mackellar Girls High.

The left hand lane along Condamine heading north is also often blocked for buses due to people wanting to turn into Kenneth to go to KFC, particularly in the evenings.

No matter where the driveway is for this proposed McDonald's it would further block already clogged traffic, whether that be on Kenneth St - where the right hand turn onto Condamine is already a nightmare and therefore would potentially block both lanes - or Roseberry St - if people wanted to turn right from the left side of the street. Any of these options are a poor location for a McDonald's driveway. I know there are often huge queues, especially at short street options like Beacon Hill McDonald's.

Over the past couple of months, we have seen a terrible period of bus reliability for people waiting for the B-Line, especially at Manly Vale. There is also a NSW Government proposal to increase residential density and higher dwellings (Manly Vale is currently at a 3 storey limit, I believe) and Manly Vale is one of the town centres on that list. According to Michael Regan MP among others, this proposal has been requested to be put back by 12 months due to the woeful situation with bus reliability, bus driver shortages and privatisation issues with Keolis Downer. It is inevitable however, that as a key area of growth and consideration, Manly Vale and Balgowlah will be required to increase our population density, and therefore put even more strain on the already struggling bus, transport, and traffic/car problems. We do not need additional late night and busy fast food chains to add to this already untenable situation.

Overall, I believe a proper traffic audit has not been considered and all of my above comments should to be addressed within the context of existing bottlenecks for all kinds of transport, whether that be personal cars, buses or operational transport for business.

Currently there is no food or beverage business in the area that operates beyond 11pm, and that is KFC. I am concerned that the area does not have any other late night venues and therefore I would not want a 24/7 McDonald's to then bring more people to the suburb, just to visit the McDonalds. This area is much more suburban and we are not a Brookvale or Cremorne where there are bars and pubs for people to frequent in the late evening. The likelihood of increased hooliganism, litter and pollution (waste and light) and potential crime is real. There is nowhere for patrons to go after 11pm in that area except for the McDonald's.

I would like to see an additional report done on the safety, antisocial behaviour and police involvement at Brookvale, Warriewood and Cremorne McDonald's as I believe these locations attract late night antisocial and abusive behaviour, assaults and crimes. Given the B-line is 24/7, that could also attract people who get off before their late night stop, to frequent the area for McDonalds, instead of going home.

This is one report from October 2024 and this is a huge concern for an area which is just not equipped to handle any late night revelers and activity:

<https://www.northernbeachesadvocate.com.au/2024/10/07/mayhem-at-brookie-maccas/>

From an environmental point of view, currently there doesn't appear to be much buffer planting or canopy cover on the existing site and this proposal seems to be below what it should be for a new development. NSW government is targeting 40% canopy cover across the state so this should also be considered.

Finally, given Australia is facing an epidemic of obesity and problems with overweight children and adults, the health impact for a 24/7 restaurant are also a huge concern for our local area. We already have a KFC in the area, and we think this is enough fast food for our suburbs.

Thank you for your review of my concerns.

Kind regards,
Alicia Nagle