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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

22/05/2025

MS Sarah Cole
Mildred AVE
Manly Vale NSW 2093
[REDACTED]

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

Attention: Claire Ryan

I received a notification regarding amended plans for DA2025/0132.
My main concerns about the current proposal are as follows:

I am writing once again to express my strong opposition to the DA application concerning the proposed McDonald's development on Roseberry Street. As a long-term resident of Manly Vale, living on Mildred Avenue, I have deep concerns about the serious implications this project would have for our local area and particularly concerned by the Council's lack of support for our issues.

Traffic Impact

The proposed traffic increase (up to 267 additional vehicle trips per hour) is based on outdated assumptions that do not reflect current congestion levels.

The claim that 50% of trips are "pass-by" minimizes the true impact, as McDonald's traffic is distinct from regular local movement patterns.

The Kenneth Road and Condamine Street intersection is already at a disgraceful level of service, and any additional vehicles will substantially worsen delays and queuing.

Parking Reductions and Local Accessibility

The document explicitly notes the loss of three on-street parking spaces on the eastern side of Roseberry Street to accommodate the southern departure lane from the proposed roundabout at Hayes Street/Roseberry Street.

The proposed 410 mm-wide median along Roseberry Street restricts movement, limiting direct access for businesses and residents.

Parking adjustments on Kenneth Road are also being considered to accommodate lane realignment, further reducing available parking in the surrounding area.

This disrupts customer access to local businesses, reducing foot traffic and convenience for nearby establishments.

Increased Risk to Pedestrians

The placement of a mini-roundabout on Hayes Street/Roseberry Street lacks sufficient safety measures to protect pedestrians crossing this area.

High volumes of vehicles turning left into McDonald's will disrupt foot traffic, making crossings hazardous.

I regularly walk in this area as early as 6am and it is already so busy with trucks and cars on Roseberry and Kenneth. There is never a safe option to cross. Lack of proper pedestrian refuge areas further increases risks.

Environmental and Lifestyle impact on businesses and residents

Noise and light pollution from 5am through to midnight still has a significant impact on personal health and well-being. There will be constant noise and congestion to deal with and the vehicle flow will disrupt residential areas, particularly at night.

Increased air pollution from idling and frequent stopping is not adequately addressed. Removal of parking spaces directly impacts local businesses, reducing their visibility and accessibility.

Overall impact to the community of the proposed McDonalds

Existing Impact of Fast Food Traffic We already see the disruption caused by the KFC located just one block away. Traffic chaos is a regular occurrence as drivers attempt to cross double solid white lines on Kenneth Road to access KFC, particularly between 5-7pm on Fridays. The situation becomes hazardous with the presence of young people on e-bikes navigating through this congestion-often putting their safety at serious risk. This intersection-where Kenneth Road, Condamine Street, and Roseberry Street meet-has become a hotspot for illegal and unsafe driving behavior. Adding another high-volume venue will only exacerbate an already dangerous situation.

Summary:

Manly Vale is developing a strong sense of community, with thoughtful additions like tree planting along Condamine Street. Approving this DA would not enhance our neighbourhood-it would detract from its character, safety, and wellbeing. As a ratepayer, a parent, a driver, and a passionate local resident, I respectfully urge Council to reject this development application. The proposed modifications from McDonald's are cursory and unrealistic at best and fail to address the core concerns shared widely by this community