
From: Sheena Arora
Sent: 5/03/2025 2:31:15 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0132 - 37 Roseberry St, Balgowlah - McDonald's Development
Attachments: DA2025_0132 - 37 Roseberry St, Balgowlah - McDonald's Development .pdf;

To whom it may concern,

Please find attached my formal objection to the proposed development at 37 Roseberry St, Balgowlah, DA2025/0132.

Kind Regards,
Sheena Arora

DA2025/0132 - 37 Roseberry St, Balgowlah - McDonald's Development

Dear Council Officer,

I am writing to formally object to the proposed development at 37 Roseberry Street, Balgowlah, which involves the demolition of existing structures and the construction of a McDonald's restaurant, including signage. My objection is based on several key concerns outlined below:

- 1. Traffic and Parking Impact**
 - 2. Permissibility of the Development**
 - 3. Impacts of the State Environmental Planning Policy (Housing) 2021**
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TRAFFIC AND PARKING

Existing Traffic Issues and the Northern Beaches Council Bitzios Consulting Report (2018)

The area surrounding the proposed development already experiences significant traffic congestion, particularly during peak hours such as the morning rush, school pick-up time (around 3 PM weekdays), and weekends. Photographs illustrating just one regular example of these congestion levels, particularly around the Roseberry St and Kenneth Road roundabout adjacent to the development site, are attached for reference.

The traffic issue was acknowledged by Northern Beaches Council in 2018 when a traffic study was commissioned from Bitzios Consulting. Key findings from the report include:

- **Condamine St / Kenneth Road Intersection:** The intersection already exceeded acceptable performance thresholds, with a Level of Service (LOS) rating of F.
- **Condamine St / Balgowlah Road Intersection:** Similar findings, with a LOS rating of F.
- **Roseberry St / Kenneth Road Intersection:** This intersection was expected to reach theoretical capacity by 2023, with a predicted LOS rating of F.

The report proposed various upgrades, including signalized intersections at the Roseberry/Kenneth and Roseberry/Balgowlah intersections. However, these upgrades have not been implemented, and the traffic issues have only worsened since then.

The Bitzios study predicted significant traffic issues that would only worsen over time, and this has indeed been the case, especially considering the following new developments:

- The Aldi Supermarket on Roseberry Street.
- The commuter car park serving the B-Line.
- The expansion of Manly Vale Public School, which has introduced additional traffic through these intersections.

As a long-term resident of Manly Vale, I can personally attest to the deterioration of traffic conditions in the area over the years.

In November 2018, the elected Council endorsed the findings of the report and I draw reference to the following resolution:

326/18 **RESOLVED**

Cr Harrison / Cr Ferguson

That:

- A. Council endorse the findings of the independent consultants' report and note that further consultation is required with the community prior to implementation of the short term actions.
- B. Council note that short term actions to be undertaken as and when resourcing allows these to be assessed and reported to the Northern Beaches Local Traffic Committee for approval and subject to community consultation.
- C. Council support further investigation of the substantial capital expenditure items, expressly the Quirk Road extension and new traffic control signal requirements around the precinct.

Page 10 of 34



MINUTES OF ORDINARY COUNCIL MEETING

27 NOVEMBER 2018

- D. Council provide a copy of the traffic study to the Roads and Maritime Services (RMS) for its consideration in planning for the Beaches Link, including the potential to accelerate implementation of the major items to address local traffic issues as part of the Beaches Link project.
- E. The implementation of the concept plan for improved pedestrian amenity is to be delayed until the traffic signal improvement works have been undertaken at the Balgowlah Road and Roseberry Street intersection as shown on Concept Plan RN-SK006 of the attached report.

RESOLVED BY EXCEPTION

Traffic Study and Proposed Development Impacts

The proposed McDonald's development is likely to generate significant additional traffic, exacerbating already severe congestion. While we trust the Council's Traffic Department to thoroughly assess the applicant's traffic report, we would like to raise several concerns:

- **Study Timing:** The traffic study does not specify the exact timings of data collection. Additional details on when these studies were conducted are needed.
- **Limited Data:** The study was conducted during a single Friday afternoon and Saturday midday. Additional studies should be carried out at other peak times to provide a more comprehensive understanding of the traffic impact.
- **Study Results:** The applicant's report yields somewhat favorable results for the development, but these are in contrast to the Bitzios study and the real-life experiences of local residents.
- **Traffic Generation:** The report estimates the development will generate 180 vehicles per hour. However, this does not seem to align with the data in Table 3.1, where an increase of 265 vehicles per hour appears to be indicated. If this figure is correct, the

development would be classified as a Traffic Generating Development and should be referred to TfNSW for further evaluation.

- **Access Options:** The report proposes two access options:
 - **Option 1:** Utilizes a median strip to prevent right-turn access from Roseberry St and proposes the construction of a roundabout at Hayes St. If the development is approved, we believe this option should be implemented. Although the applicant argues there isn't enough space for this solution, they have not adequately demonstrated this, and kerb realignments or splays could be considered.
 - **Option 2:** Involves the removal of parking along the eastern side of Roseberry St and the addition of no-queuing line markings. This option is unacceptable because:
 - Removing public parking to benefit a multinational corporation is not in the public interest.
 - No-queuing line markings are not enforceable, and vehicles will likely queue across the entrance driveway, potentially causing further congestion at the Kenneth/Roseberry roundabout.
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PERMISSIBILITY OF THE DEVELOPMENT

Failure to Meet the Objectives of the Zoning

The site is zoned E3 Productivity Support. The objective of this zoning is to:

"Minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining and nearby residential land uses."

A 24-hour restaurant across from residential apartments cannot possibly meet this objective, as it will significantly impact the amenity of the surrounding residential areas. The effects of increased traffic, noise, litter, light pollution, odour, and the loss of on-street parking will negatively affect the quality of life for residents on Kenneth Road and Roseberry Street.

Permitted Use

The Statement of Environmental Effects (SEE) describes the development as a permitted use under the category of "takeaway food and drink premises." According to the LEP, a takeaway food and drink premises refers to a facility predominantly used for the preparation and retail sale of food or drink for immediate consumption away from the premises.

The applicant argues that the development meets this definition, primarily due to the inclusion of a drive-thru and a "small front of house." However, the proposal includes 52 internal seats and 26 car spaces. This suggests that the development functions more as a restaurant rather than a takeaway facility. The applicant has not adequately justified how the proposal aligns with the definition of a "takeaway food and drink premises."

If this development cannot be classified as a takeaway food and drink premises, it should be deemed an impermissible development and refused.

IMPACTS OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

As you are aware, the SEPP is being updated to allow for greater densification around the Manly Vale town center, potentially leading to developments of up to six stories across the street from the proposed McDonald's. This will further exacerbate the already severe traffic issues in the area. These cumulative impacts should be taken into account when assessing the suitability of the site for this development, as required under the Environmental Planning and Assessment Act, Section 4.15 (1) (c).

In conclusion, I strongly urge the Council to consider the numerous concerns raised regarding traffic congestion, the permissibility of the development, and the potential impact of future developments. The proposed McDonald's restaurant at 37 Roseberry Street is not suitable for this location, and I respectfully request that the application be rejected.

Thank you for considering my objection.

Yours sincerely,

Sheena Arora

17 Parkes St
Manly Vale





