
Sent: 12/03/2025 11:25:20 PM
Subject: Submission to DA2025/0132
Attachments: Submission to DA2025-0132 - Millie Allsopp.pdf;

Dear Northern Beaches Council Development Team,

please see my submission letter attached, which objects to the proposed DA2025/132, at Lot 100 DP1199949.

Thank you for your time and consideration.

kind regards,
Millie

Development Assessment Team
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Re: Submission to

DA Number: DA2025/0132

Site Address: Lot 100 DP 1199949, 37 Roseberry Street Balgowlah

Demolition works and construction of a restaurant (McDonalds) including signage

To the Development Assessment Team,

I would like to submit my **objection** for the proposed development at Lot 100 DP1199949. As a Manly Vale resident and homeowner, Coordinator of the Manly Vale Community Garden, and practicing Landscape Architect, I am concerned that the proposed development conflicts with local planning goals and could harm the neighbourhood's character and pedestrian-friendly environment. Please see my following points towards the objection:

1. Does not support SEPP Legislation Development Standards

- **NSW SEPP (State Environmental Planning Policy) Part 5 Division 1 Subdivision 11A Section 5.22 (2)** states that developments should not be located near residential accommodation if they significantly affect amenity. The proposed drive-through facility would create noise, traffic, and pollution, directly conflicting with this standard.

2. Conflicts with Zoning Objectives under Warringah Local Environmental Plan 2011

a) E1 – Local Centre Zone (WLEP 2011)

Objectives:

- 'To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse, and functional streets and public spaces.'
- 'To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.'

The development prioritises commercial scale infrastructure over pedestrian spaces, detracting from the street's character and vibrancy, and undermining the active, human-scale environment of the E1 Local Centre Zone.

b) E3 – Productivity Support Zone (WLEP 2011)

Objectives:

- 'To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.'
- 'To create a pedestrian environment that is safe, active, and interesting.'
- 'To create employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and the natural environment.'
- 'To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.'

Impact on Local Businesses: The existing café on the proposed development lot has established a precedent for a small, local business that activates the street at a human scale. A chain restaurant would create direct competition for small businesses on Roseberry Street and Condamine Street, undermining their economic viability. The focus on vehicular infrastructure, rather than supporting local services, would disrupt the local economy and harm the community character.

Impact on Residential Amenity: The **R3 and R2 zones**, located to the north of the development, are designed to provide a quiet, residential environment. The proposed development would increase traffic and reduce the amenity of these zones, conflicting with the goal of maintaining residential quality of life.

Missing Green Infrastructure and Pedestrian Connections:

While some residents already use active transport to access Roseberry Street, there are still gaps in green infrastructure and pedestrian connections that limit accessibility between the **R3/R2 zones** and the **E3 zone**. The proposed commercial development, with its focus on drive-through access and car park, would exacerbate these issues, further reducing pedestrian safety and connectivity, and widening the existing gaps.

Conflicts with Planning Objectives: The proposed development contradicts the objectives of the **Northern Beaches Local Strategic Planning Statement (LSPS)** and the **Northern Beaches Housing Strategy**, which aim to protect local businesses, residential amenity, and promote walkable, pedestrian-friendly environments.

3. Conflicts with Warringah Development Control Plan (DCP) 2011

The proposed development conflicts with the overriding objective of the Warringah DCP A.5, which states, 'Development should result in an increased level of local amenity and environmental sustainability'. The proposed development would not enhance but rather detract local amenity, by introducing increased traffic, noise, and pollution, undermining the goal of maintaining a high level of environmental quality and residential amenity.

4. Inconsistent with Council Strategy and current traffic issues

Northern Beaches Transport Strategy 2038 and **Northern Beaches Walking Plan** emphasise reducing car dependency and promoting active transport and pedestrian-friendly environments. The proposed development's focus on vehicles conflicts with these goals, worsening traffic congestion and undermining efforts to create a walkable, sustainable community.

Current Traffic Issues: The Roseberry Street and Kenneth Road roundabout is already congested, with queuing during peak hours. The development would exacerbate these issues, increase safety risks, and negatively impact commuter access to the B-Line bus on Condamine Street.

Thank you for considering my objections.

Kind regards,
Millie Allsopp