
Sent: 5/03/2025 11:54:10 AM
Subject: Submission to DA 2025/0132

Dear Councillors and Council Staff,

I wish to comment on the DA to build and operate a McDonalds Restaurant on the corner of Roseberry St and Kenneth Rd Balgowlah. I am a property owner in the street parallel in Manly Vale.

I object to the proposed development to build a McDonalds as its a very inappropriate location due to the following:

- **Traffic:** It is a very busy corner but not on a major road with only one lane on Kenneth Rd and Roseberry St. It is already a significant entry/exit on to Condamine St from Manly Vale, Balgowlah, Queenscliff, North Manly and other nearby suburbs. Kenneth Rd is one of the few right hand turns with lights and arrow, when heading north on Condamine St. Additional traffic going to McDonald's will severely impact this turn.
- Roseberry St already has high traffic with the entrances to Bunnings, Harvey Norman, Woolworths and Aldi plus many smaller businesses. It is becoming a high quality furniture destination with Coco Republic, MCM House, Lounge Lovers and a soon to come King Furniture. These stores are improving the desirability of the retail in this area.
- **Residential area:** The property is directly opposite a residential area, so the noise, litter, traffic, unruly behaviour and 24 hour trading will cause major adverse impacts. The large stores mentioned above are generally located at the other end of Roseberry St so their impact is far less and they operate standard retail hours.
- **Impact on health and wellbeing of residents:** The Council is going to great lengths to improve the liveability of the area, and to improve the fitness of residents (eg the proposal for fitness equipment on Manly Beach) so a McDonalds, with its focus on Ultra Processed Foods, flies in the face of these initiatives. There are a number of local schools close by and children will be attracted to Maccas on the way to/home from school.
- **New housing:** The NSW government has designated the area on the corner of Kenneth Rd and Condamine St as one of its Low and Medium Density areas. Should these developments take place, then the additional residents plus McDonalds' customers will cause huge traffic, congestion and impact on current infrastructure. As you are aware, the only transport is the bus network and these are not coping at present. See map attached.
- Finally, there are many better locations on Condamine St which would have far less residential impact. McDonalds has had two failed McDonald franchises in Manly. One on Sydney Rd Fairlight, and one on Manly Wharf- if they couldn't make money on Manly Wharf then how do they think they will make money without the presence of being on a main road? Or are they going to have massive signs on Condamine St to show its existence?

Please use whatever planning powers you may have to decline the approval of this appalling proposal.

Regards
Di Spiers

12:05 pm Fri 28 Feb



spatialpo

Low and Mid-Rise Ho

Find address or p

Manly Vale
town centre

Sunshine Street

Link Street

Horning Parade

Highview

Highview Avenue

Kenneth Road

Kenneth Road

Condamine Street

Kenneth

Chandos Street

Pitt Street

Jacaranda Place

