


From: S Garland
Sent: 25/02/2025 7:33:49 PM
To: Council Northernbeaches Mailbox
Cc: Adele Heasman; [REDACTED] Candy Bingham; Sarah Grattan; Bonnie Harvey;
Subject: TRIMMED: DA2025/0132
Attachments: 20250225 Submission.pdf; 20250225 petition_comments.pdf;

Dear Sir/Madam,
Please find a submission and attachments in relation to DA2025/0132.

I have a couple of videos which I will try and send through separate as they were too large to attach.

Regards,
Sarah Garland



CouncilCommunityEnvironmentPlanning and developmentServices

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Options proposed to end traffic congestion in Manly Vale/Balgowlah

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Wednesday, 28 November 2018

A range of potential improvements including road widening, more street parking and other measures are recommended to ease congestion and to accommodate future growth in the area.

The recommendations were contained in an independent traffic study which was presented to Council at its monthly meeting on Tuesday.

Council commissioned the traffic study early this year as part of a review of the Manly Vale/Balgowlah area, following increased commercial development in the area.

Large scale developments on Roseberry Street including Bunnings, Woolworths and other businesses have gradually increased traffic and parking in the street.

Mayor Michael Regan said Council will conduct further consultation with the community on the recommendations.

"Given the predicted expansion and growth in the area, it is important to explore transport options to ensure future safety and accessibility," Mayor Regan said.

"I encourage the community to get involved and provide feedback to Council on the recommendations."

Following community consultation, recommendations will be brought back to Council for consideration. The major recommended changes such as the Quirk Road extension and new parking areas will be a high priority.

Council will also investigate funding and other grant opportunities in determining the next steps.

20/76 Kenneth Road
Manly Vale NSW 2093
Ph: [REDACTED]

Email: [REDACTED]

Northern Beaches Council
Civic Centre
Dee Why NSW 2099

Tuesday, 25 February 2025

Re: DA2025/0132 - Demolition works and construction of a restaurant (McDonalds) including signage

Dear Sir/Madam,

I wish to submit a submission **against** the development application DA2025/0132.

Points of concern:

- My family and I live across the road from the proposed site at 76 Kenneth Road. We will be directly affected by this development in many ways - noise, odour, litter, vermin, anti-social behaviour, a potential increase in crime and traffic. I've also been advised that our property will de-value, affecting our financial stability. Local realtors have verbally quoted decreases in value to our property, as well as others in our apartment block, of between 5 and 24 percent.

Traffic

- The roundabout at Kenneth Road and Roseberry Street is already a point of congestion. This is mainly due to the traffic flow from the traffic lights at the intersection of Kenneth Road and Condamine Street. The green arrow to turn right onto Condamine Street from Kenneth Road only allows a few cars through at a time. This causes traffic to back up at various times during the day - every day of the week.
- I note that the traffic survey completed as part of the DA did not include peak hour traffic in the morning or anything for Sunday. The analysis in the survey in point 2.12 on page 7 states

"o the signalised intersection of Condamine Street and Kenneth Road is operating with average delays of less than 40 seconds per vehicle during weekday afternoon and Saturday midday peak hours. This represents level of service C, a satisfactory level of service;

o the roundabout controlled intersection of Kenneth Road and Roseberry Street is operating with average delays for the highest delayed approach (Roseberry Street south) of less than 30 seconds per vehicle during weekday afternoon and Saturday midday peak hours. This represents level of service B/C, a satisfactory level of service; "

I refute this assessment as this is not representative of the traffic conditions and the results are completely inadequate.

A Media Release from the Council on 28th November, 2018 (attached separately) titled *Options to end traffic congestion in Manly Vale/Balgowlah* acknowledged the traffic congestion in the area and that it would worsen with the arrival of Aldi on Roseberry Street. Ideas to improve the traffic included, amongst others, major recommended changes such as opening the dead end at Quirk Road and new traffic control signal requirements. This is yet to happen and Aldi has been open for a while now.

Please see photos below of existing traffic issues on Kenneth Road and Roseberry Street. Videos are also available but were too large to attach.

Taken Friday 21.02.2025 2.35pm - Kenneth Road and Roseberry Street intersection traffic



Taken Saturday 21.02.2025 12.06pm - travelling west along Kenneth Road towards Condamine Street



Taken Tuesday 25.05.2025 8.51am - intersection of Kenneth Road and Roseberry Street



- Residents are yet to move into the new apartments at the southern western corner of the intersection of Kenneth Road and Condamine Street. The neighbourhood is yet to feel the effects of the additional residents on the traffic in the area.

Noise

- We already contend with noise from traffic and late night revellers on Kenneth Road. A 24 hour fast food outlet will only contribute to this. We're concerned of anti-social behaviour and unwanted late night activity around the clock across the street from where we live.

Petition

- I created a online petition to gauge the local support against the development. At the time of this submission, the following data showing support **against** the development was collected
- 21.02.2025 - 520 signatures

- 22.02.2025 - 338 signatures
- 23.02.2025 - 215 signatures
- 24.02.2025 - 268 signatures
- 25.02.2025 - 112 signatures

The petition can be viewed live here: <https://www.change.org/p/say-no-to-mcdonald-s-in-balgowlah-manly-vale>

Please see attachment showing all comments made on the petition.

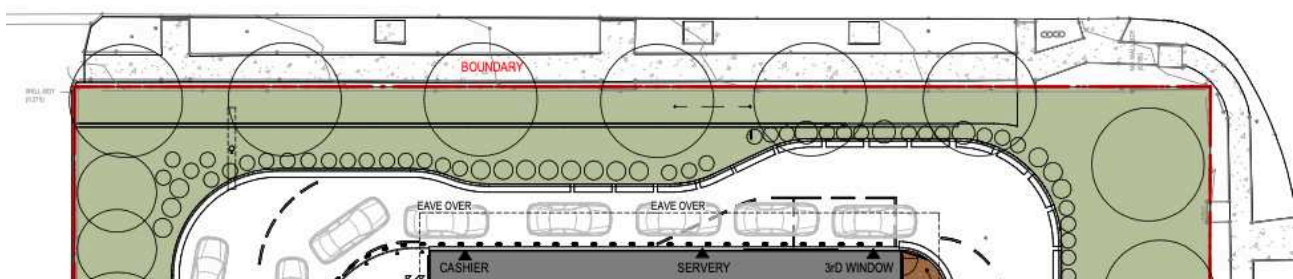
Plans

The plans provided in the DA showed the following that will produce noise and light pollution that will affect us directly as we will face the northern elevation.

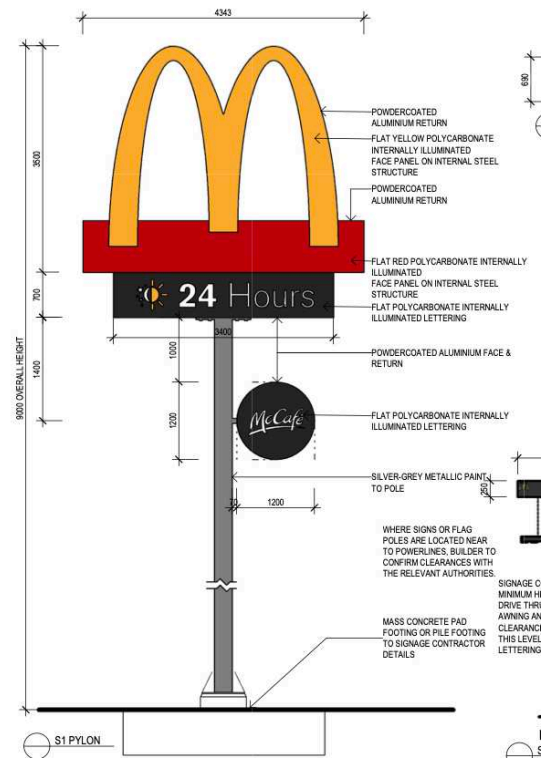


On the northern boundary there will be some tress, timber fencing and shrubbery along Kenneth Road - this will not suppress any sound from the franchise. The proposed drive thru will be running along the Kenneth Road side of the property, allowing for 6 vehicles and 3 windows - all of which will produce noise from headsets, customers and cars.

KENNETH ROAD



The proposed lighting includes a 7m tall “blade” and a 9m pylon both of which will be alight through the night and are both eyesores.



The map shows the coastal route from Frenchs Forest to Brookvale. The route is marked with a blue line and follows the A38 highway. Key locations along the route include Frenchs Forest, Beacon Hill, Brookvale Oval, Brookvale, North Manly, and Manly Vale. Landmarks such as Warringah Aquatic Centre, Austrian Club Sydney, Westfield Warringah Mall, and Manly Dam are also indicated.

The distance from 37 Roseberry Street to other franchises:

Warringah Mall - Condamine Street = 3km

Brookvale - 6 Mitchell Road = 3.4km

Beacon Hill - 164 Warringah Road = 4.8km

Forest Way - 22 Forest Way = 8km

KFC - 273 Condamine Street = 250m

There are 3 local McDonalds franchises within 5km of the proposed site not as well as a KFC 250m away on Condamine Street. Personally, I don't think we need another fast food outlet so close to already existing ones - it's excessive and unnecessary.

In conclusion, this proposal is totally inappropriate for the location and its surrounds. Please see an email below from the office of James Griffin MP who agrees this is not the correct site for a McDonalds restaurant.



ElectoralOffice Manly

RE: Development Application DA2025/0132 - 37 Roseberry Street, Balgowlah

To: S Garland

8:49 am



Dear Sarah

Thank you for writing to James Griffin MP outlining your concerns with this Development Application which you might be aware has now been referred to the Independent Planning Panel.

Mr Griffin has asked me to let you know he believes that this site is not the correct location for a McDonalds fast food restaurant. Noise, traffic, litter and everything that a 24hr venue brings to a residential area are all reasons for McDonalds to find a different location. There are far more appropriate locations.

Mr Griffin has said that "Most McDonalds are built on main roads; Roseberry Street is not a main road and is opposite residential properties".

If you have not done so, Mr Griffin encourages you to lodge your submission to the Council.

Sarah – Mr Griffin has asked can he also provide those who write into our office with the link to your petition?

Kind Regards Adele

Adele Heasman

Electoral Officer (Mon, Tues, Wed, Fri)

Office of James Griffin MP, Member for Manly

Shadow Minister for Energy, Environment and Climate Change

Shadow Minister for Customer Service and Digital Government

Manly Electoral Office, Shop 2, 2 Wentworth Street, MANLY, 2095, Phone: (02) 9976 2773

NOTE: If you wish to signup to Mr Griffin's newsletter please 'right' click on the below graphic



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Please do not do this to our neighbourhood. As a rate payer, I implore and beseech you to **REJECT** this development application.

Sincerely,

Sarah Garland

Names have been redacted for privacy

Name	City	Postal Code	Country	Date	Comment
	Melbourne	3205	Australia	2025-02-21	"De values our properties in Manly Vale. Causes congestion in the entire vicinity - it's bad enough as it is. Attracts crime, noise, rats, to the area. It's ugly/ rubbish food - no nutrition. Cannot believe council would even allow th
	Sydney	2093	Australia	2025-02-21	"An increase in traffic congestion is my main concern. I am also in agreement with other concerns mentioned such as vermin, litter and the bad smell of such an establishment. I am also opposed to mindless multinational es
	Balmain	2041	Australia	2025-02-21	"There is no need to put another fast food chain outlet in this area there's enough around."
	Manly Vale	2093	Australia	2025-02-21	"As a local this has high negative impact on me due to level of increased traffic congestion"
		2093	Australia	2025-02-21	"Traffic congestion- it's already a bottle neck roundabout. 24 hour disruption for nearby residents....excess noise , rubbish and people hanging about at night on their way to and from a Maccas run after a few be vies. It's not
			Australia	2025-02-21	"Open up Quirk rd to Balgowlah rd to assist traffic flow"
	North Manly	2100	Australia	2025-02-21	"We need another fast food outlet in Manly Vale like a hole in the head. It's already ridiculously hard to navigate Roseberry St with traffic 3 supermarkets and through traffic from/to Manly along Kenneth!"
	Fennell Bay	2283	Australia	2025-02-21	"Too many junk food eyesores already. Boycott McDonalds for supporting Genocide in Gaza"
	Killara	2071	Australia	2025-02-21	"Ugly bland and unhealthy"
		2095	Australia	2025-02-21	"I'd rather support a local business and see a restaurant / wine bar, which manly vale is desperately lacking. We don't need another fast food chain restaurant."
		2099	Australia	2025-02-21	"Rosebery St is congested enough without adding a fast food outlet on the street."
	Manly Vale	2093	Australia	2025-02-21	"I am a resident and very much opposed to this ideal!"
		2093	Australia	2025-02-21	"This will be a logistics and traffic nightmare for Kenneth rd and Rosebery ave"
		2093	Australia	2025-02-21	"I work in a healthy canteen and this is not the type of fast food outlet needed in this area of young families and school children"
	Engadine	2233	Australia	2025-02-21	"NO! YOU ARE ACCEPTING THIS NOT REJECTING THIS! CLOSE THE PETITION NOW!"
	Richmond	2753	Australia	2025-02-21	"I believe in a Community right to refuse this dangerous multinational corporation from entering their neighbourhoods."
	Manly	2095	Australia	2025-02-21	"This is not an appropriate location. Rosebery St is already struggling to cope with the traffic. "
		2093	Australia	2025-02-21	"We do not need or want this in Manly Vale"
		2096	Australia	2025-02-21	"The area is already badly congested and does not need to attract more traffic to an already poorly planned light industrial area!"
		2100	Australia	2025-02-21	"Very congested road & we don't need another fast food in this area. "
		2093	Australia	2025-02-21	"It will make what is super bad traffic even worse !!!!! No"
		2093	Australia	2025-02-21	"There is a 24 hour McDonaldsn5 minutes away in Brookvale. The traffic congestion is heavy currently in this area and this proposal will worsen that"
	Manly	2095	Australia	2025-02-21	"Rosebery st and Kenneth road are heavily congested in peak hour with school traffic/ commuter traffic/ traffic for b-line car park/ industrial trucks. A fast food resultant will further contribute to congestion with grid lock traffic
		2093	Australia	2025-02-21	"Absolute ludicrous. Traffic already horrendous then you have the stench, rubbish, rats, anti social behaviour leaving our unit blocks in direct vision of vandalism/ break ins etc."
		2093	Australia	2025-02-21	"Support healthy food options for our children and maintaining quality of life for our community"
		2111	Australia	2025-02-21	"It is too busy in that street already, and it is not needed"
	Sydney	2040	Australia	2025-02-21	"Huge traffic problem"
		2093	Australia	2025-02-21	"The traffic is already absolutely horrendous and overcrowded on this small road!!!"
		2093	Australia	2025-02-21	"We have enough traffic chaos in Manly Vale at that intersection and having McDonalds at this proposed site would make it even more dangerous and chaotic."
	Kellyville	2155	Australia	2025-02-22	"It will be a massive traffic congestion and an eye sore in Manly Vale. "
	Newtown	2044	Australia	2025-02-22	"These outfits do nothing to enhance peoples lives and health. The proposal is detrimental in all respects to the environment and amenity of the area. Noise, Litter, Anti Social behaviour, Air Pollution, Increased Vehicle movem
	Seaforth	Seaforth	Australia	2025-02-22	"We don't need another fast food joint in Manly Vale - Hungry Jacks is already there!"
		2000	Australia	2025-02-22	"This intersection and Rosebery st is a nightmare at anytime of day, please stop this ridiculous planning 🤔🤔"
	Manly	2095	Australia	2025-02-22	"We dont need another McDonald's in the area. Fast food isn't healthy and to mention the congested traffic that it will bring to the area. We dont want it....."
	Sydney	2000	Australia	2025-02-22	"It would make a negative impact in our local area with regards to traffic, people coming to the area making the buses even more over occupied than they already are. Local council has heavily promoted making Manly Vale a
		2094	Australia	2025-02-22	"You just have to look at the existing issues with traffic on this intersection. To understand that adding a McDonald's will cause a complete shut-down of traffic. The brookvale McDonald's has exactly the same location issue
	Sydney	2099	Australia	2025-02-22	"I don't agree with this type of food outlet"
	Perth	6000	Australia	2025-02-22	"We don't need another fast food unhealthy option in this area"
	Sydney	2138	Australia	2025-02-22	"John Crampton Say no"
	Sydney	2000	Australia	2025-02-22	"Traffic is already a nightmare there and we already have KFC across the road. We do not need another fast Food out that will cause traffic chaos"
	North Sydney	2055	Australia	2025-02-22	"There is no way that the current roads and traffic infrastructure will be able to handle this development. The entire surrounding area is already heavily impacted by not just traffic, but congestion. Any new addition will make th
	Artarmon	1570	Australia	2025-02-22	"Not good for the community. Make heaps of congestion, and not needed. Theres one in brookie, one in beacon hill"
	Sydney	2000	Australia	2025-02-22	"A multitude of reason - too many costs to the community with ZERO benefit."
		2093	Australia	2025-02-22	"This will not benefit area - adding to the already bad traffic congestion."
		2092	Australia	2025-02-22	"This is already a traffic nightmare! Why replace the Australian 7 Miles with the American McDonalds"
	Sydney	2000	Australia	2025-02-22	"The traffic is already fucking garbage"
	Seaforth	2092	Australia	2025-02-22	"The neighbourhood does not need another fast food outlet. Will create even more traffic and congestion."
	Smiths lake	2428	Australia	2025-02-23	"The area has been up and coming over the past years with trendy cafes, gourmet butchers and hip warehouses, we should be encouraging desired growth of the area not bringing it down and making it tacky with another cl
		2096	Australia	2025-02-23	"McDonald's fast food is extremely unhealthy and promotes obesity. Not only that, there are McDonald's stores in neighbouring suburbs, Brookvale and Manly. We do not need another branch."
		2094	Australia	2025-02-23	"The traffic will be terrible! And we don't need a McDonalds- we have them in Brookvale, Beacon Hill & Cremorne. "
	Sydney	2073	Australia	2025-02-23	"Terrible traffic congestion and poor public health outcomes for the Northern Beaches."
	Sydney	2000	Australia	2025-02-23	"No. Far too congested with traffic already and also adjacent to residential buildings. This is the wrong location."
	Sydney	2162	Australia	2025-02-23	"At a time when we need to be doing all we can to encourage kids to be active and healthy this is the last thing we need in our region We live in a magnificent area with great places and spaces for kids to get together. Buildi
	Seaforth	2092	Australia	2025-02-23	"Roseberry St is an already congested, nightmare for traffic. Adding another fast food place here will only make matters worse. We need better roads and access to the essential services like Woolworths, not to mention bette
	Sydney	2134	Australia	2025-02-23	"There is no need for another fast food restaurant in that area and it will make traffic congestion worse"
	Sydney	2094	Australia	2025-02-23	"Another Macca's seriously?! There's one at the mall and 10 mins down the road in Brookvale, with traffic management to support this. Far out no more fast food in local suburbs."
		2093	Australia	2025-02-23	"Dont need the increase in traffic or another fast food restaurant luring kids to eat junk"
	Sydney	2093	Australia	2025-02-23	"As a local resident I am deeply concerned over this development and its impact on the traffic and character of the neighbourhood. I would prefer no MacDonalds in the area but if we have to have one, not at that site and no
		2092	Australia	2025-02-24	"This proposal is the opposite of what this area needs or wants. Council should be looking to improve facilities for locals; improve the traffic conditions, support healthy choices, reduce creation of waste, promote local busine
	Elanora	2101	Australia	2025-02-24	"This disgusting excuse for 'food' should be banned everywhere!"
	Sydney	2000	Australia	2025-02-24	"Manly Vale is already too congested and dangerous for school children in the area. We do not need more traffic in this area."
		2093	Australia	2025-02-24	"Roseberry St, with a Woolworths, Aldi, Bunnings, Coles, and Harvey Norman is already overburdened in terms of traffic flow. Adding a McDonalds will only exacerbate this further, making it an entirely unsuitable site."
		2093	Australia	2025-02-24	"Enough of junk food !!"
		2088	Australia	2025-02-24	"So bad for you. Congested area etc etc"
	Sydney	2137	Australia	2025-02-24	"It's another toxic poison plastic contamination to feed the least to say the human being not even safe to feed our nature and animals to say the least. So no to junk unnecessary. Sickening for our health and society incomple
	Balgowlah	2093	Australia	2025-02-24	"Wrong spot, traffic is already atrocious and dangerous at that location."
			Australia	2025-02-24	"Yes Good luck with - this McDonald's stratagem relies on the success of others before they will open a store at all. We had a partial win in Ballarat Victoria - many years ago - the issue was the historic buildings proposed to
	Sydney	4000	Australia	2025-02-24	"I think this will cause traffic congestion, is a bad 'facility' for our children (their food is so bad for their health), 24hrs causing litter and crime Please no"
		2103	Australia	2025-02-24	"I object to the proposed development of a new McDonald's restaurant and drive-through in this already congested area. The addition of yet another fast food outlet, with four existing McDonald's close by—Brookvale, Warri
	Sydney	2000	Australia	2025-02-25	"As a resident I am aware of how backed up traffic already gets at that roundabout. Sometimes blocking it in all directions due to the lights. Anything that encouraged cars coming in and out of that area would be devastating
	Sydney	2093	Australia	2025-02-25	"I live in Roseberry street & thus would make the traffic situation worse"
		2094	Australia	2025-02-25	"The traffic in Rosebery Street is already heavy congested. It can sometimes take 10 minutes to drive down Rosebery Street from Balgowlah Road due to congestion. To have a 24 hour fast food outlet in a suburban area is
	Sydney	2000	Australia	2025-02-25	"It is already so congested in Rosebery street especially in the corner of the proposed site, to add more congestion in an already painful area would be a really stupid and move, also how many more convenience junk restaur
		2039	Australia	2025-02-25	"We don't need this in the area will cause more traffic chaos"
	2096	2096	Australia	2025-02-25	"I do not believe McDonald's is needed in this location and the area already has serious issues with traffic at peak hour and on weekends"
	Sydney	2000	Australia	2025-02-25	"The inevitable impact on traffic congestion"
	Fairlight	2094	Australia	2025-02-25	"Place is too busy already"
	Sydney	2195	Australia	2025-02-25	"Traffic congestion at that intersection."