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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

04/06/2025

MS Olga Cahill
8 / 40 Burchmore RD
Manly Vale NSW 2096
[REDACTED]

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

Dear Council,

I am writing as a resident of Manly Vale (Burchmore Road) to strongly object to the proposed development application for a McDonald's restaurant in our neighbourhood. This is my second formal submission on this matter, and I remain deeply concerned about the significant and lasting impact this development would have on our community.

I have based my objection on the following key points:

1. Traffic Congestion and Public Transport Impact

The proposed site is already subject to heavy traffic flows, particularly along Roseberry Street and Kenneth Road. The introduction of a fast-food drive-through at this location will only intensify congestion. Drive-through queues have the potential to spill out onto public roads, disrupting traffic flow and causing serious delays, particularly for commuters who rely on the B-Line services. The suggestion in the Traffic Report (Item 3.12) that traffic impacts will be "minimal" under Option 2 does not reflect the day-to-day realities experienced by local residents. This part of Manly Vale is already under pressure. Traffic is spilling into residential streets in a bid to avoid the chaotic and congested intersection at Condamine and Kenneth Roads. Additional vehicle volume will only worsen the existing gridlock.

2. Safety Risks

Increased vehicle activity, particularly in and around driveways and roundabouts, creates an unsafe environment for pedestrians and cyclists. Many children and families walk through this area daily. Adding a high-turnover commercial business in this location elevates the risk of accidents and traffic incidents. Increasingly, there are e-bikes moving through the area, particularly as students from the local boys high school make their way to and from school. Just this morning, I witnessed a boy come off his bike in the wet. It is unacceptable to compromise public safety.

3. Community Character and Wellbeing

The proposed McDonald's is not in keeping with the character or needs of the Manly Vale community - the people continue to voice their concerns and demand that Council act with regard to the concerns. The presence of a 24/7 fast-food outlet introduces noise, litter, and late-night activity, which undermines the peaceful nature of our area (supermarkets, unlike fast food outlets, are essential services and the traffic volume is at capacity). These impacts can lead to a decline in the area.

4. Environmental Concerns

Fast-food businesses are associated with increased levels of litter, waste, and car idling emissions. These factors contradict local and state efforts to encourage sustainable living and protect green spaces - the greenery adorning the council carpark at the B-Line stop is hardly enough to offset the current emissions. Approving this development would send the wrong message about Council's commitment to environmental responsibility.

5. Community Voice Ignored

The lack of meaningful response to these concerns in the planning documentation suggests a disregard for community input and wellbeing. As residents, we expect to be heard and our concerns taken seriously, particularly when the proposed development threatens to lower our quality of life.

I respectfully request that Council reject this application on the basis of its unacceptable impact on traffic, safety, community amenity, and the environment. We must prioritise developments that align with the needs, values, and long-term wellbeing of the Northern Beaches community.

Thank you for your consideration.

Sincerely,
Olga Cahill