
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
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10/03/2025

MR Michael Punch
14 - 14 Innes RD
Manly Vale NSW 2093
[REDACTED]

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

DA2025/0132 - 37 Roseberry Street, Balgowlah NSW 2093

I share the serious concern of many other residents (and submissions) about the proposed development of a fast food restaurant at this site.

Traffic Report and Generation - The traffic report is too/very simplistic and is a box-ticking exercise at best. I recall that the Traffic Report for the TfNSW carpark at the Condamine St/Kenneth Rd intersection was similarly simplistic and inadequate.

The Report does not take into account the dynamic nature of the traffic in surrounding roads including the Burnt Bridge Creek/Condamine St intersection and Balgowlah Rd/Condamine St intersection.

Sydney Road, Balgowlah Road and Kenneth Road are the main vehicle thoroughfares to Manly Beach and, in good weather and on weekends, there is heavy traffic on these roads. The report's on-site traffic count on 2 occasions is very much insufficient statistically when considering the traffic generation of the proposed development, the existing traffic at the Roseberry St/Kenneth St roundabout, and existing queuing at numerous locations surrounding the development.

As such and being a local, I'm very concerned about the increased traffic generation from this development.

I also note that the development will cause the loss of 4 public care parking spaces on the east side of Roseberry Street. Can Council justify the loss of these spaces?

Attachment B of the Traffic Report contains swept paths for B99 and 8.8m vehicles - however the Roseberry St lanes, centreline and eastern kerb line are not shown on the drawings - so how can any assessment of access/egress impact on north bound and south bound vehicles be made? The Report is deficient in this regard.

From a safety point of view, I'm concerned about service vehicles making reversing movements within the development's carpark area - especially when considering the many car (queuing and parking) and patron/pedestrian movements within the car park area and Roseberry St footpath.

Site Analysis and Character - The proposed development has numerous to many (not "some" - refer Section 3.0 of SEE) medium density residential units to its north and north-east. The proposed development's location at the Kenneth/Roseberry intersection (when compared to other McDonalds restaurant sites at Cremorne, Warringah Mall and Brookvale) is cause for serious concern - in terms of additional traffic, queueing, 24 hr operation and impact on the surrounding area's amenity. The proposed location is in no way similar to the above 3 restaurant/drive thru sites. In summary, the proposed development is not suitable considering

the units opposite, the capacity of the surrounding roads and the character of the area. I note that service vehicles making deliveries to the existing commercial businesses along Roseberry Street (Woolworths, Butchery, North Shore Cement and Sand) regularly block Roseberry Street when accessing and egressing their sites. I believe the service vehicles entering and leaving the proposed development will exacerbate the existing traffic congestion on Roseberry St - particularly considering how close the site is to the Kenneth Rd/Roseberry St roundabout.

Signage - I do not understand how the proponent can justify how a 9m high pylon sign and 7.2m high blade sign (both freestanding and unconnected to the building) are " ... considered appropriate for the nature of the development and surrounding environment ..." (refer Section 4.8 of SEE). I do not believe the large/high signage is at all appropriate for the site.

Statement of Environmental Effects (SEE) - I refer to the SEE - 5.4.2 Clause 2.122 Traffic-Generating Development and " ... the potential to minimise the need for travel by car, .." - given the car parking spaces and drive-thru capability of the development, I do not understand how this development complies with minimising the need for travel by car. In addition the statement - "Considering the takeaway food and drink premises will be located on a significant commute thoroughfare, multi-purpose trips are anticipated to compose a fair share of all site visits." is based upon what information/survey/statistics? I do not believe this statement is true - as commuters (especially city workers) will not interrupt their trips (by either getting off buses or turning off Condamine Street) to access the development - especially in AM/PM peak periods.

Manly Local Environmental Plan (LEP) 2013, Zone E3 - Productivity Support and SEE Section 5.5.1 Land Zoning - I believe that the proposed development does not meet many, if not all, of the "Objectives of Zone". I note that many of the businesses along Roseberry Street operate "9am to 5pm" apart from some exceptions such as Bunnings, Aldi and Woolworths. However none of these businesses operate 24 hrs per day. I believe that the amenity of the area will be permanently changed/impacted by the additional noise, light, traffic and littering during its 24hr/day operation.

I thank Council for the opportunity to make a submission concerning this development, And I trust Council will recognise and understand the community's concern and sentiment about the proposed development together with the risks and issues that will arise should the development proceed.

Kind regards
Michael Punch