
From: Christine Cross
Sent: 28/02/2025 12:01:51 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission to DA2025/0132

I object to this DA.

The proposed development is only “generally” compliant with legislative requirements, EPIs and the Manly Development Control Plan 2013. “Generally” compliant is unacceptable and I do not find the variances mentioned in the Statement of Environmental Effects are justifiable.

This planned development is a 24/7 fast food restaurant in very close proximity to residential properties and on an extremely busy corner/narrow streets with traffic issues that were not addressed with previous developments (Woolworths, Aldi, Bunnings, Commuter’s Carpark) and are not addressed in this DA. I also note that there is absolutely no investment or improvements/upgrades to the road infrastructure mentioned in this DA which is disappointing.

My concerns with respect to the development are as below and due to the fact that this proposed development is a 24/7 business in very close proximity to a residential area and on an extremely busy corner made up of narrow streets which currently cannot cope with the current traffic movements. I also note that this is a considerably larger business operation than what is currently there which will have a significantly larger patronage, more car/truck movements and be operating 24/7.

- * ·It is 24/7 business - there are no other 24/7 businesses in this area.
- * ·A restaurant that consists of a dining room including 52 seats and Playland plus carparking of 26 standard parking spaces, 1 accessible parking space, 2 bicycle racks, and 2 motorcycle spaces is considerably large for this corner site bordering a residential zone which will cause increased traffic congestion and pedestrian safety concerns.
- * ·The dual-lane drive-through facility with capacity for 15 queuing vehicles will exacerbate the traffic congestion on Roseberry Street, create more noise and air pollution.
- * ·Excessive signage including a 9m pylon sign, a 7.2m blade sign and two flag poles (with McDonald’s logo and Australian flags on them) in a residential area is unacceptable. No other business in the area have signs at such a large scale/presence. This signage is out of character of the neighbourhood.
- * ·Daily fresh food deliveries plus 1-2 weekly dry goods deliveries using a 8.8m long MRV trucks up to 10pm at night is unacceptable in a residential area and will only create more congestion and noise on Roseberry St & Kenneth Rd.
- * ·Daily Waste collection on site that will occur during the day, evening and morning shoulder period is also unacceptable in a residential area and will only create more congestion and noise on Roseberry St & Kenneth Rd..

- * Entry and exits are only on Roseberry Street which will increase the traffic congestion already on this street.
- Lighting of the restaurant, carpark, signs etc will be excessive in an area so close to residential housing.

Traffic Congestion

The current traffic issues in this area have not been addressed and therefore will worsen with a 24/7 business with a large patronage.

This area is already heavily congested with traffic that spills over from Roseberry St to Condamine St (leading to Stockland Mall), Kenneth Rd, Balgowlah Rd and Griffiths St.

During busy hours (AM & PM peak hours, AM & PM school runs and Saturday shopping & sports) the traffic is bumper-to-bumper/grid-locked for the entire stretch of Roseberry St and it can take 10-15minutes to drive from Balgowlah Rd to Kenneth Rd along Roseberry St.

Vehicles currently queue and block the round-about on Kenneth St/Roseberry St during the above mentioned busy hours.

It should also be noted that traffic will be increased with the new residential units opposite KFC and a 24/7 McDonalds will then increase the traffic even further, not only with cars but also trucks, fast-food delivery cars, e-bikes and pedestrians.

Currently large trucks completely block Roseberry St when they need to turn into or reverse out of or make a delivery to businesses such as Aldi's, Woolworths, Harvey Norman, Bunnings etc causing traffic delays/gridlocks. Additional trucks will magnify the gridlocks on Roseberry St.

Road Infrastructure

There has been zero improvements or investments made whatsoever to the road infrastructure in this area since previous developments (eg Aldi, Woolworths, Commuters Carpark, Bunnings etc).

Roseberry Street is already a narrow street that cannot cope with the amount of traffic or trucks. The street was not designed for large trucks (MRV trucks delivering to Aldi's & Woolworths) nor the large trucks that deliver to Harvey Norman, Bunnings, the engineering business or the sand/soil business.

Roseberry Street already suffers from the damage made by large trucks & large amounts of traffic which will of course worsen the condition of the street with a 24/7 McDonalds. Will Council be expected to maintain this road at the expense of rate payers whilst McDonalds contributes nothing?

Parking

Currently parking in this area is extremely limited for residents, businesses and local shoppers. The removal of parking along Roseberry St will only compound the parking issue problems.

The commuters' carpark is full by 7.30am meaning commuters park in the streets and in the Woolworths carpark. People also use the non-parking zones along Roseberry St has "express parking". Even though McDonalds is providing parking, the parking for locals will decrease.

Litter/rubbish/vermin/smells/pollution

KFC already provides us with fast food litter around the bus stops, in the local streets & gutters and in resident's bins. This will be increased with a 24/7 McDonalds.

The KFC cooking stench of food/grease/oil is unbearable at times and this stench will increase with a 24/7 McDonalds.

There will be an increase in vermin which is of a great concern for local residents.

In addition there will be an increase of operational waste and a significant increase of air, noise and light pollution 24/7.

Pedestrian Safety

There is now more people using this area due to the Commuters carpark, Aldi's, Woolworths etc. McDonalds will mean even more people, especially young adults, children and families plus the increase of e-bikes, bicycles etc., all of which will be centralised around an extremely busy corner with inadequate pedestrian safety eg no traffic lights, no pedestrian crossings and narrow footpaths.

Unsocial Behaviour/unsafe

Already the area around KFC, the Manly Vale bus-stops and the Commuter Carpark has become unsavoury with badly behaved people who "hang out" in these areas. Currently at nighttime I do not feel safe getting off the bus at the Manly Vale Bus Stop and walking home. It never used to be like this and this area will only become worse with a 24/7 McDonalds.

Health/Community

A McDonalds will undermine the local community and businesses. It certainly does not portray the healthy Northern Beaches lifestyle and will only encourage unhealthy eating at a time when obesity levels are increasing. Also of concern is that this McDonalds will be in close vicinity to local schools. We currently already have other McDonalds nearby and unsure why we need yet another one, which will only have a negative impact on peoples' health

Considering this development is a 24/7 business with a proposed large patronage on a busy corner site with traffic/road infrastructure issues and next to a residential area it should not be allowed. In addition the community is against yet another fast-food restaurant that will adversely affect the health of their community and encourage unsocial behaviour.

Hoping NBC takes into account the community's best interests and rejects this DA.

Yours faithfully
Christine Cross