
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/06/2025 8:12:22 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/06/2025

MRS Sara Dobson
42 Parkes ST
Manly Vale NSW 2093
[REDACTED]

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

To Whom It May Concern,

I am writing again to strongly reiterate my opposition to the proposed McDonald's development in Manly Vale. Despite recent "improvements," it is clear this fast-food chain has no place in our neighbourhood and will not benefit our community.

The proposed roundabout at Hayes and Roseberry Streets is presented as a traffic mitigation measure, yet it will:

- * Fail to alleviate pressure on Roseberry Street, which already bears the highest traffic volume.
- * Create significant queuing issues, with the traffic report itself predicting queues up to 339 meters.
- * Remove essential on-street parking, negatively impacting residents.
- * Endanger pedestrians, particularly school children and elderly users, by removing pedestrian priority.

This measure is not a sustainable solution and reflects the inherent overdevelopment of the site, generating traffic beyond what our network can support.

The traffic assessment is severely lacking, failing to include weekend peak modelling or specific analysis of school zone hours (8:00-9:30 am, 2:30-4:00 pm). These omissions render the modelling insufficient and undermine confidence in the projected vehicle movement figures. Without this crucial data, the development cannot be properly assessed.

Beyond the traffic concerns, a McDonald's in our neighbourhood will bring:

- * Increased litter and waste: Fast food establishments are notorious for generating significant litter, detracting from the cleanliness and appeal of our local environment.
- * Unhealthy eating options and impact on local businesses: The introduction of another fast-food outlet will promote unhealthy eating habits within our community and negatively impact the existing local cafes and small businesses that contribute positively to our neighbourhood's character.
- * Noise and light pollution: The 24/7 nature of many fast-food operations brings with it increased noise, particularly from vehicles, and light pollution that will disrupt the peace and amenity of nearby residents.

This proposal is fundamentally flawed and will only bring increased congestion, safety risks,

and a diminished quality of life for Manly Vale residents. I urge you to reject this proposal.

Sincerely,
Sara Dobson