
From: Chris Raso
Sent: 28/02/2025 3:58:17 PM
To: Council Northernbeaches Mailbox; Adele Heasman; Sue Heins
Subject: TRIMMED: Submission Opposing DA2025/0132 – Proposed McDonald's Development at 37 Roseberry St

Christopher Raso
19/76 Kenneth Road, Manly Vale
28th of February 2025

Dear Northern Beaches Council,

I am writing to formally object to Development Application DA2025/0132 for the proposed McDonald's restaurant at 37 Roseberry St, Manly Vale. As a local property owner directly affected by this proposal, I have significant concerns about the suitability of this development and the negative impact it will have on the surrounding community.

The key issues I wish to raise are:

1. Traffic Congestion & Safety Risks

The intersection of Kenneth Rd, Roseberry St, and Condamine St is already heavily congested due to the presence of Aldi, Woolworths, Bunnings, and the B-Line bus service. Introducing a 24/7 McDonald's with a drive-through will significantly worsen traffic flow, increasing wait times, road hazards, and the risk of accidents. The additional vehicle movements from customers, delivery trucks, and staff will put further strain on an already overburdened road network.

2. Noise, Light, and Air Pollution

A 24-hour operation will generate constant noise from vehicles, customers, and delivery trucks, which will disrupt local residents' ability to enjoy their homes peacefully, especially at night. The bright lighting required for a McDonald's drive-through will contribute to light pollution, affecting nearby homes. Increased vehicle emissions from idling cars and additional rubbish will further degrade air quality in the area.

3. Waste Management & Vermin

Fast food establishments generate significant amounts of waste, which often leads to littering and pest problems. The close proximity of this McDonald's to residential properties raises concerns about increased rubbish in the streets, overflowing bins, and potential rodent or vermin infestations, which would negatively impact public health and local businesses.

4. Impact on Local Character & Amenity

This area is not suited for a high-traffic, late-night fast food chain. It is a residential and retail mixed-use area that has functioned well with its current businesses. The introduction of a McDonald's will change the character of the neighbourhood, reducing the liveability and property appeal for residents, including myself.

Given the significant negative impacts of this development on traffic, public safety, environmental quality, and residential amenity, I urge the Council to reject DA2025/0132.

Thank you for considering my submission. I look forward to your response.

Kind regards,

Chris