
From: David Corbineau
Sent: 13/03/2025 7:26:38 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Opposition to DA2025/132 (McDonalds on 37 Rosebery Street Balgowlah)

To whom it may concern,

I am writing to strongly oppose the proposed development of a McDonald's restaurant on Rosebery Street, Balgowlah. This development is not suited to our community and will have negative consequences for residents and local businesses.

Key Concerns:

1. Incompatibility with the Residential Area

A 24-hour fast-food restaurant in a residential zone will bring excessive noise, lighting, and odours, significantly reducing the quality of life for those living nearby. Such a development is more suited to a commercial area, not a neighbourhood where people seek peace and quiet.

2. Traffic Congestion & Safety Risks

Rosebery Street is already a high-traffic area, particularly during peak hours. As previously highlighted in the council's own traffic assessment following the opening of Aldi (https://www.northernbeaches.nsw.gov.au/council/news/media-releases/options-proposed-to-end-traffic-congestion-manly-valebalgowlah?fbclid=IwZXh0bgNhZW0CMTEAAR2u8-h1sSURIkfldgKI5fZKJ6pLhP-iPKFTIPteXA50AI0i8KZTk4WVaC4_aem_nSdMCJ2GhMYgozXIRCilQw), further congestion will only worsen safety concerns for pedestrians, cyclists, and drivers. A McDonald's, with its drive-through and delivery traffic, will compound these issues and create significant delays.

3. Negative Impact on Public Health & Environment

The rise of fast-food outlets is linked to poor dietary habits, particularly among children, contributing to long-term health issues. Additionally, the increased takeaway packaging and waste from a McDonald's will put more pressure on our local waste management systems and increase litter in the area.

4. Missed Opportunity for Essential Services

Instead of another fast-food chain, our community would benefit far more from essential services such as childcare, housing, or even a locally owned café. Prioritising multinational corporations over community needs is a short-sighted decision that does not serve residents' best interests.

Request for Council Action

I urge the Northern Beaches Council to reject this proposal and consider developments that truly benefit the local community. Investing in essential services and supporting local businesses would be a far more positive and sustainable use of this space.

Thank you for your time and consideration.

Sincerely,
David Corbineau
Manly Vale Resident
