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Sent: 3/06/2025 9:43:36 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/06/2025

MRS Kate Caruso
10 / 70 Kenneth Road ST
Manly Vale NSW 2093
[REDACTED]

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

As a concerned resident of Manly Vale, I strongly object to the proposed McDonald's development at the corner of Roseberry Street and Kenneth Road. My key concerns are as follows:

1. Traffic and Pedestrian Safety

The proposed site sits at an already dangerous and congested roundabout. It is well known by the community and the council, that this area is prone to accidents and near-misses, and adding a high-traffic drive-through will only worsen the situation. It would be negligent of council to approve this application with no improvements to traffic congestion in the area. The removal of on-street parking in a densely populated residential area further impacts residents. Increased traffic, delivery vehicles, and complex entry/exit points pose a serious risk to pedestrians, especially schoolchildren.

2. Residential Amenity and Air Quality

A late-night fast-food outlet is incompatible with the surrounding residential area. Increased vehicle idling and delivery activity will worsen air quality, affecting the health of vulnerable residents, including children and the elderly.

3. Loitering and Anti-Social Behaviour

McDonald's outlets often attract loitering, noise, and anti-social behaviour-issues already evident at nearby locations like Brookvale. This raises safety and amenity concerns for local residents.

4. Health Impacts

The addition of another fast-food outlet undermines public health by promoting unhealthy eating, especially among youth. This does not serve or support the wellbeing of the local community.

5. Incompatible with Local Planning Objectives

The proposal is inconsistent with the area's residential character and planning goals. It undermines the community's liveability, disrupts the neighbourhood's quiet character, and sets

a poor precedent for future developments.

This development threatens public safety, health, and residential amenity. I urge Council to reject this application in the interest of the long-term wellbeing of the community.