
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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Subject: TRIMMED: Online Submission

05/06/2025

MR Blake Sullivan
1 / 70 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

To whom it may concern.

I am writing to strongly object to the proposed McDonald's development in Balgowlah. As a local resident and small business owner, I am deeply concerned about the impact this development will have on our community. I wish to raise the following points in my submission:

1. Traffic Congestion and Ineffective Mitigation

The traffic conditions around the proposed site are already problematic. On weekends and during peak periods, congestion frequently builds from Hayes Street all the way back to the Roseberry Street roundabout. Adding a high-volume, drive-through restaurant to this location will only worsen congestion, increase travel times for residents, and heighten the risk of accidents for both drivers and pedestrians. The proposed roundabout will offer little relief, it's simply not designed to handle the spike in vehicle movements that a fast-food outlet of this scale would generate.

2. Housing Crisis and Better Use of the Site

We are in the middle of a housing affordability crisis. Suitable land in well-connected suburbs like Manly Vale should be prioritised for developments that help address this issue, not allocated to multinational fast-food chains. The site in question could instead be used for affordable or key worker housing, which would provide long-term value to our community and support essential services. This is a once-in-a-generation opportunity to build something meaningful and lasting on this land.

3. Small Business Displacement and Undermining Local Enterprise

As a small business owner myself, I am extremely concerned about the broader message this development sends. Local businesses, who employ locals, support other small suppliers, and reinvest profits in the community, are already doing it tough. Approving a global franchise like McDonald's not only forces one local business to vacate its premises, it introduces unfair competition that undermines many others in the area. Council should be doing everything it can to champion local enterprise, not displace it.

4. Poor Fit for the Neighbourhood & Environmental Impact

Balgowlah/Manly Vale is a growing, family-friendly suburb with a strong community feel. A late-trading fast-food outlet will bring in more noise, litter, antisocial behaviour, and increased car dependency. Furthermore, these types of businesses typically generate large amounts of

non-recyclable waste and emissions from drive-through queues, which contradicts our local and national goals for sustainability and climate action.

In summary, this development does not serve the interests of the Balgowlah/Manly Vale community. It fails to address urgent local needs, threatens the viability of local businesses, and introduces avoidable problems to an already busy part of the suburb.

I respectfully urge Council to reject this development application and instead pursue opportunities that align with the long-term wellbeing of our local community.

Kind regards,

Blake Sullivan