
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/06/2025 8:01:40 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

01/06/2025

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

I am opposed to the:

Application No: DA2025/0132

Address: Lot 100 DP 1199949 37 Roseberry Street BALGOWLAH

Proposal: Demolition works and construction of a restaurant (McDonalds) including signage

The change/amended plans do not sufficiently address the traffic challenges that already exist in Roseberry Street particularly at the round about on Kenneth road. I currently have significant wait times leaving my home to turn right on the main road as the round-a-bout is overcrowded and there is significant wait time to get through the lights. Extra traffic at this roundabout will continue to cause traffic congestion impacting us local neighbours.

I am also concerned by the pedestrians who currently try to cross at the round-a-about unsafely and this will increase with more foot traffic of youths if McDonalds is further considered. The safety of young pedestrians will be a challenge that needs to be addressed and prevent safety risk to young people.

The local neighbourhood benefits from having playing fields and being an access gateway for those travelling to Manly beach or local playing fields at Manly /Andrew Boy Charlton pools. This addition of McDonalds would be highly negative and counter culture to the healthy environment the community is trying to foster.

I am also concerned for the excess rubbish and smell that will be created by the restaurant, including noise pollution by both the restaurant and those driving through.

At night when existing buildings such as Coles or Snooze have had alarms go off I have been able to hear these and be present when fire/emergency services attend. I'm afraid the noise of McDonald's will be consistent from 5am to midnight, with staff opening and closing around those hours, such that there will be almost 24/7 staffing. And there will be significant rubbish and waste on the property bringing in more rats and insects.

The application does not adequately cover the impact of increased vermin / bugs in the area. Traffic challenges already under strain.

How will McDonalds stop the B Line commuters parking in the McDonald's and causing more stress and impact on parking in our current streets. McDonalds is proposing to reduce the current few parking spaces on Roseberry street impacting the exiting businesses and moving their business users into the local/neighbouring streets.

I urge council to review the significant traffic impact; and flow on problems to neighbours.

The rubbish that occurs in the streets and is in the neighbouring streets from those eating and dumping McDonald's rubbish bags- who will clean these up? Who will manage the already full garbage buns, when their rubbish becomes the problem for all of us neighbours.

Please do not let this happen to Manly vale home owners, tenants and the community of Manly Vale.