
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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11/06/2025

MR Lee Cole
16 / 52 - 54 Gordon ST
Manly Vale NSW
[REDACTED]

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

I am writing to formally object to the proposed development of a 24/7 McDonald's restaurant in the suburb of Manly Vale. While I understand that commercial developments play an essential role in the local economy, I believe that this specific proposal would have significant and negative impacts on the local community, the environment, and the already overburdened infrastructure of the area.

Below, I outline the key concerns that I, along with many other residents, have regarding this development:

1. Increased Traffic and Congestion

Manly Vale and specifically the Roseberry St & Kenneth Rd junction is already an area heavily impacted by traffic congestion, particularly during peak hours. The introduction of a 24/7 McDonald's, which is known to attract large volumes of customers, would exacerbate the existing traffic problems. The location of the proposed site is already prone to bottlenecks, and adding a high-traffic fast food restaurant would increase delays and make the area even more difficult to navigate, particularly for local residents, pedestrians, and cyclists.

2. Noise Pollution

A 24/7 McDonald's restaurant would introduce a significant amount of noise into the area at all hours of the day and night. The constant flow of customers, delivery vehicles, and drive-thru traffic would lead to increased noise levels that would disturb the peace and tranquility of the surrounding residential area. Late-night operations, in particular, would disrupt the sleep of local residents, who rely on quiet evenings to maintain a healthy lifestyle.

3. Waste and Litter Concerns

Fast food restaurants, especially those operating 24/7, are notorious for generating large amounts of waste, including packaging, wrappers, and disposable utensils. As a resident of this community, I am concerned about the increase in litter that would result from this development. While McDonald's does take steps to manage waste, experience shows that the surrounding areas often suffer from discarded trash, especially in high-traffic locations. This would further contribute to the deterioration of our environment and require increased local government resources to maintain cleanliness in the area.

4. Parking and Traffic Safety Issues

The additional traffic generated by a 24/7 McDonald's would undoubtedly put further strain on already limited parking spaces in the area. Local residents and visitors to other businesses in the area would find it increasingly difficult to find parking, creating additional frustration. Furthermore, the increased vehicular activity, particularly during late-night hours, may pose a safety risk, both to drivers and pedestrians, as they navigate busy streets without sufficient parking infrastructure.

5. Oversupply of McDonald's Restaurants

Manly Vale and its surrounding suburbs already have a number of McDonald's locations in close proximity, including two in the nearby suburb of Brookvale, as well as others in other areas of the Northern Beaches. The addition of yet another McDonald's location would contribute to an oversupply of the same brand, making it unnecessary for the local community. Instead of introducing more fast food outlets, I believe the area would benefit more from a diverse range of restaurants and businesses that cater to different tastes, contribute to the local economy, and support local employment.

Conclusion

Given the already existing pressures on traffic, parking, noise, and waste management in the Manly Vale area, I strongly urge the council to reconsider approving the development of this 24/7 McDonald's. The long-term impact on the community would likely outweigh the potential benefits. I ask that the council take into consideration the concerns of local residents and prioritise the overall well-being and quality of life for those who live in and around Manly Vale.