

20/76 Kenneth Road
Manly Vale NSW 2093
Ph: [REDACTED]

Email: [REDACTED]

Northern Beaches Council
Civic Centre
Dee Why NSW 2099

Tuesday, 25 February 2025

Re: DA2025/0132 - Demolition works and construction of a restaurant (McDonalds)
including signage

Thursday, 22 May 2025

I wish to submit a second submission **against** the development application DA2025/0132.

I note the changes submitted to the Council by McDonalds. However, the "tweaks" they have made do not change the fact that the location for this proposal still remains completely inappropriate for this neighbourhood.

Another McDonalds development proposed in Redfern was rejected by their Council's independent planning tribunal. This followed opposition from the police and the community. The reasons for rejection included:

- Increases in theft, malicious image and other robberies
- Noise
- Anti-social behaviour
- Junior staff would not be equipped to handle anti-social behaviour
- Lack of bicycle parking and off-street loading zones
- McDonalds would be a detriment to Redfern's character
- Undermining of efforts to improve health outcomes in the community

All of the above reasons align with the proposal for 37 Roseberry Street, Balgowlah.

For the Redfern development, the council received:

Submissions:

269 objections

Petitions x 2:

1,123 signatures

At the time of writing this submission, DA2025/0132 has generated:

Submissions: 678

Petitions x 1: 3,500 signatures

<https://www.change.org/p/say-no-to-mcdonald-s-in-balgowlah-manly-vale>

The prime reason for this development not to go ahead is traffic. The area already suffers for congestion and the traffic reports supplied by McDonalds are totally lacking real numbers and evidence. They have been modified to suit their proposal.

As per the Council's own media release on 28th November, 2018, prior to Aldi opening on Roseberry Street, recommendations were made that were necessary before the supermarket was open. None of these recommendations have been acted upon.

https://www.northernbeaches.nsw.gov.au/council/news/media-releases/options-proposed-to-end-traffic-congestion-manly-valebalgowlah?fbclid=IwY2xjawKbintleHRuA2FlbQlXMQBicmlkETE3UThxNWRLWmRHcXpGTEZ3AR5lJOESs6o dM5N5oWK8MHxARRwk8BABA6NUZjRBYdnuFsDhvXc_FBypivkXjA_aem_XLEtxyBhiPtnakzGmLuEaQ

The suggested roundabout at the intersection of Roseberry Street and Hayes Street will only slow the flow of traffic along Roseberry Street. Surely the great good to the community comes before the ability to do a U-Turn into a fast food restaurant.

**Be the Council who
advocates for its rate payers.**

**Do not let this development
proceed.**

Sincerely,

A solid black rectangular box used to redact the signature of Sarah Garland.

Sarah Garland