
Sent: 3/06/2025 4:31:21 PM
Subject: DA2025/0132

Dear Northern Beaches Council

I am writing to formally object to the development application for the proposed McDonald's restaurant at 37 Roseberry St Balgowlah, submitted under DA2025/0132 .

As a local resident of Manly Vale, I have serious concerns regarding the potential impact of this development on our community and local environment. My specific objections are as follows:

1. Traffic and Safety Concerns

A McDonald's outlet is likely to generate significant traffic, particularly during late hours. This increase in vehicle movements may exacerbate congestion and pose safety risks to pedestrians, especially children and elderly residents.

2. Noise and Litter

Fast-food outlets typically lead to increased noise, especially during night-time hours, as well as issues with littering in surrounding areas. This may negatively affect the amenity and cleanliness of our neighbourhood.

3. Impact on Local Character

The development is not in keeping with the character of the area, which is predominantly residential. The introduction of a 24-hour commercial operation could alter the nature of our community and reduce the appeal and value of nearby properties.

4. Environmental Impact

Increased waste generation, drive-through idling, and potential pollution from the site could have negative environmental consequences, especially if the development is near parks, waterways, or bushland.

I strongly urge the Council to consider these issues and the broader implications for residents before making a determination on this application.

Thank you for the opportunity to submit this objection. I would appreciate confirmation that my concerns will be taken into account during the assessment process.

Sincerely,

Michael Gibbons
50 Roseberry St Manly Vale