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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

04/06/2025

MS Melissa Eaton
4 / 43 - 45 Roseberry ST
Manly Vale NSW 2093
[REDACTED]

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

Attn: Clare Ryan
Northern Beaches Council

RE: Amended Development Application 2025/0132 - Proposed McDonald's at 37 Roseberry Street, Manly Vale

Dear Clare,

I write again to object in the strongest possible terms to the amended Development Application 2025/0132 for a McDonald's at 37 Roseberry Street, Manly Vale. While I acknowledge that the applicant has made minor adjustments, these changes do not address the serious and legitimate concerns raised by myself and many other local residents in response to the original proposal.

As outlined in my previous submission, the proposed development poses unacceptable risks to residential amenity, safety, traffic flow, and environmental quality. These concerns remain unchanged.

1. Community Opposition is Overwhelming and Ongoing

Local residents, including myself, remain strongly opposed to this fast-food outlet being built in our neighbourhood. The scale, nature, and location of the proposed McDonald's is entirely inappropriate for a residential setting. Token changes such as marginally reduced hours and smaller signs do not alter this fact. The applicant's response to community concern appears superficial and commercially driven, rather than genuinely responsive to the welfare of the people who live here.

2. Disruption to Residential Amenity

Whether open 24 hours or not, the proposed McDonald's will generate unacceptable levels of noise, traffic, light, and waste. Deliveries, rubbish collection, car queues, and loudspeakers will still disturb residents, many of whom live directly across the road from the site. Even with limited operating hours, a fast-food drive-through creates a constant stream of vehicle movements, fumes, and late-night disruptions.

3. Waste, Odour, and Vermin Risks Will Persist

The developer has not addressed the issue of increased rubbish and litter, which is already a problem due to the nearby KFC. A second major fast-food outlet will compound this, with

increased packaging, food scraps, and bins attracting vermin and creating an eyesore. Similarly, reducing signage has no impact on the strong odours of fried food, oil, and waste that will permeate the area and impact residents' ability to enjoy their homes and outdoor spaces.

4. Traffic and Pedestrian Safety Remain a Major Concern

This section of Roseberry Street and Kenneth Road is already under significant traffic pressure. A McDonald's, even with limited hours, will significantly increase congestion at an already problematic intersection. The addition of turning vehicles, delivery drivers, drive-through queues, and an increase in pedestrian traffic poses a clear safety risk to children, cyclists, and the elderly.

5. A Redundant Development

There are two 24-hour McDonald's restaurants within 3km of this site, as well as other fast-food outlets in the vicinity. This proposal offers no unique service or benefit to the local area and only duplicates what is already readily available-at the direct expense of local amenity.

The amended proposal fails to resolve or even meaningfully address the most serious and consistent issues raised by the local community. Residents have made their views clear: we do not want this development in our neighbourhood. I again urge Council to reject this amended application in full.

Sincerely,
Melissa Eaton
Unit 4
43-45 Roseberry Street
Manly Vale NSW 2093