
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 2/06/2025 1:28:43 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

02/06/2025

MS Katherine beer
1 / 70 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

To whom it may concern,

I am writing to formally object to the proposed development application for a McDonald's restaurant in Balgowlah.

There are several significant concerns I wish to raise regarding this proposal:

1. Traffic Congestion and Ineffective Mitigation

The proposed roundabout at Hayes Street is intended to alleviate congestion, yet local observation suggests otherwise. At 6:00 PM last Saturday, traffic was banked up from Hayes Street to the Roseberry Street roundabout. Introducing a high-turnover, drive-through restaurant will only exacerbate congestion, increase wait times, and heighten risk for both drivers and pedestrians. The current infrastructure is not capable of accommodating the increase in vehicle movements, especially during peak hours.

2. Noise, Litter, and Antisocial Behaviour from Late-Night Operations

Although the revised hours are a reduction from the original proposal, they still extend into late night, which creates opportunities for noise disturbances, littering, and antisocial behaviour. These are common and well-documented issues associated with 24-hour or late-trading fast-food chains. Similar businesses in the area, such as KFC, operate under more restricted hours due to these same concerns. There is no compelling reason McDonald's should be exempt from such limitations, particularly in a mixed residential area.

3. Displacement and Undermining of Local Businesses

This development will force an existing local business to relocate, which not only disrupts livelihoods but also diminishes the character and identity of the area. Approving a major global fast-food chain at the expense of established local businesses sends the wrong message about Council's priorities. We should be supporting local operators who invest in and give back to the community, not international corporations that extract profits while contributing little in return.

4. Poor Fit for the Neighbourhood

The proposed McDonald's is not compatible with the character or aspirations of the Manly Vale community. The area is striving for thoughtful, people-oriented development that enhances liveability and community well-being not high-traffic, late-night outlets that encourage loitering, noise, and commercial homogenisation. This development risks

undermining the suburb's evolving identity and community values.

5. Environmental Impact

Fast food outlets often generate excessive waste, including single-use plastics, litter, and increased vehicle emissions from idling cars in drive-through queues. Approving this development is inconsistent with Council's commitments to sustainability, environmental protection, and emissions reduction.

For these reasons, I strongly urge Council to reject the revised development application and instead focus on initiatives that promote sustainable planning, local business growth, and a cohesive, livable community environment.

Sincerely,

Katherine Beer