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**From:** Mark Rodger  
**Sent:** 10/03/2025 6:21:49 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0132 objection

My name is Mark Rodger and I live at 12/27-29a Quirk Road, Manly Vale

I am registering my opposition to this Development Application, DA 2025/0132, regarding the construction and operation of a McDonald's restaurant at 37 Roseberry Street, Balgowlah.

My opposition is based on the following:

**TRAFFIC AND ROAD SAFETY** - The area around the proposed site is already congested with traffic backed up from the traffic lights at the junction of Kenneth Road and Condamine Street. The increased traffic generated by a 24/7 McDonald's Drive-Through will increase this congestion and will cause significant delays in Roseberry Street, similar to those seen in Kenneth Road outside KFC. I expect there would be a significant increase in e-bike traffic further impacting the safety of riders and pedestrians in the area.

**POLLUTION** - There will be a significant increase in pollution from vehicles, smells from the kitchen (no matter how effective they claim their filters will be), light pollution from signage and noise pollution from both motorised traffic and pedestrian traffic.

**ROAD DAMAGE** - An increase in the number of delivery vehicles in Roseberry Street will only add further to the damaged state of the street which already has to cope with deliveries to Bunnings, Harvey Norman, Coco Republic, Woolworths, Aldi and Bing Lee, along with several smaller businesses.

**ANTI-SOCIAL BEHAVIOUR/RUBBISH/VERMIN** - It is an established fact that 24/7 fast-food outlets are a major source of anti-social behaviour. It is interesting to note that, already, legally positioned Notices opposing this DA have been defaced and torn down. In addition to the noise and general disturbance in the area, there will undoubtedly be an increase in the amount of rubbish, principally take-away food and drink containers, discarded in the area. There is also likely to be a significant increase in vermin in and around the area.

**NSW HOUSING POLICY** - The State Government has identified Manly Vale as suitable for an increase in medium density housing. When progressed, this will lead to even more motorised and pedestrian traffic in the area, creating more congestion and pollution.

**OTHER BUSINESSES IN THE AREA** - Over the last 5 years we have seen a steady influx of higher quality retailers in this area, resulting in an overall improvement in the appearance and general ambience of the area. The presence of a McDonalds will not contribute to this enhancement, rather the reverse, and could dissuade other quality businesses from coming to the area. In addition, it is likely that, if this application is approved, KFC will apply to operate 24/7, further adding to the issues discussed above.

**NOISE POLLUTION & SLEEP DISTURBANCE** - The proposal includes a 24/7 drive-through, with continuous vehicle movement, loudspeaker orders, and late-night customer activity. The nearest residences are only 20 meters away, and the Noise Impact Assessment (NIA) fails to fully assess the impact on sleep disruption for local residents.

**PROPERTY VALUE IMPACT** - The presence of a 24/7 fast-food outlet in a primarily residential area could decrease property values due to noise, increased crime, litter, and traffic concerns.

This proposal presents serious concerns for local residents' quality of life, environmental sustainability, and community safety. I strongly urge the Council to consider these impacts when determining the suitability of this DA.

Thank you for considering my objection. I request to be informed of any hearings or public consultations on this matter.

Regards,  
Mark Rodger

