
Sent: 25/02/2025 10:25:59 PM
Subject: DA 2025/0132 - Saying No to McDonald's

Dear Sue and Ruth,

I hope you are well.

I am writing to you in relation to the proposed McDonald's site at 37 Roseberry St Manly Vale. As soon as I heard about the DA, I started the Facebook Group to spread the word. It is disappointing that there are only 4 residential blocks marked for notification from the Council about the DA 2025/0132.

I have lived on Roseberry St for almost 15 years and during that time I have seen how the impacts of the Blinle Bus Stop, Aldi, Woolworths and Bunnings have had on the community.

All the reports are biased, downplay the true impacts, overlook existing conditions and the fact there are residential units close by, and conveniently leave out potential impacts.

There are lots of reasons why I am against this DA Application, to summarise some of them are:

1. Traffic Impacts

The area is already highly congested area. It does not account for existing traffic issues and grid-lock periods, the drive-through queue overflow, the existing road rage incidents, increased vehicle accidents, pedestrian safety, the challenge of even being able to turn into and out of the site during traffic congestion, or the effect of additional delivery vehicles. The additional negative traffic load will make conditions far worse for the community, nearby suburbs, and businesses in the area.

2. Environmental Pollution

The long list of environmental impacts, the Statement of Environmental Effects again downplays the negative environmental impact of a 24/7 McDonald's. There will be increased air and noise pollution, light spill into unit blocks, odour emitting from the site, littering from the customers, and stormwater contamination, all of which are not fully accounted for, making the report inaccurate. All these impacts will immediately be felt by neighbouring residential residents, across the street.

3. Negative Impacts on Neighbouring Residents

Having a 24/7 McDonald's next to residential units have many direct negative impacts:

- Impacts financially to value of properties – many real estate agents have stated that it will have a negative impact on the value of our properties especially due to noise, rubbish, smells and anti-social behaviour.
- Noise, Air and Light pollution – all of which will increase significantly from the building itself and signage, the cars, customers and loitering and anti-social behaviour.
- Vermin are already an issue from the Blinle car park, the additional rubbish and littering exacerbating the problem.

4. Crime Risks and Anti-Social Behaviour

The Crime Risk Assessment underestimates the existing safety issues in the area and fails to address how a 24/7 McDonald's could worsen crime and anti-social behaviour that is already a problem due to the Blinle and will encourage underage groups of people to loiter. Key risks include:

- Increased loitering, vandalism, and graffiti
- Higher likelihood of alcohol-fuelled fights and conflicts
- Intimidation of nearby residents and commuters
- Drive-through incidents involving aggressive
- Greater police call-outs and stretched resources

5. Impact on Local Character and Amenity

The development will not enhance the local area as there will be a loss of Local Business and Identity, the site currently houses a coffee roaster, which contributes to the area's unique character. There is a huge visual impact having a large corporate fast-food chain with bright signage and high traffic flow does not match the existing immediate streetscape, which includes smaller limited hour business and residential apartments. Historically residents near 24/7 McDonald's locations often report feeling unsafe due to increased noise, vandalism, and disturbances.

Looking for you support on preventing this DA from going ahead and interested in what the community can do besides making submissions and signing the petition.

How are you able to assist the community?

Kind regards,

Rachael