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To: DA Submission Mailbox
Subject: Online Submission

05/06/2025

DR Trudy van der Straaten
163 Balgowlah RD
Balgowlah NSW 2093

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

Opposition to DA Proposal - DA2025/0132 for McDonald's Fast Food Restaurant at 37 Roseberry St, Manly Vale

To Whom It May Concern,

I object to the proposal for a McDonald's restaurant to be established in my neighbourhood for the following reasons:

1. The increased noise and disruption that a fast-food outlet operating until midnight will bring to what is a predominantly residential area, particularly during the late-night and early-morning hours. This includes the noise of delivery trucks, waste disposal trucks and customer vehicles which will impact on the peace and amenity of the residents who live in the vicinity.
2. A McDonald's will increase traffic volume and congestion, in what is an already busy and congested precinct. This may increase the likelihood of accidents, particularly for pedestrians and cyclists. The surrounding roads are already at capacity and cannot accommodate the additional traffic. The proposed site is also close to schools and playing fields, potentially putting the safety of children at risk.
3. There are no other restaurants in the area that open to midnight - recently an application by Rays Pizza on Balgowlah Rd to extend trading to midnight was declined by Council. Allowing MacDonalds to trade until midnight will create a precedent that will open the path for other restaurants to apply for extended trading hours.
3. A McDonald's may lead to increased anti-social behaviour, including loitering and noise disturbance, that will negatively affect the amenity and ambience of the neighbourhood. The surrounding streets, in particular Roseberry Street, could become hotspots for late night gatherings that may exacerbate safety and noise pollution concerns.
5. Environmental and Health considerations - the increase in traffic, food and packaging rubbish will negatively impact the environment, potentially attracting vermin. This will require additional council resources to manage. In addition, adding another junk food restaurant to this precinct may contribute to unhealthy eating habits, particularly in young people. As a society we should be shunning these types of foods, not encouraging them.

For these reasons, I urge the Northern Beaches Council to categorically reject the proposal for a McDonald's in our neighbourhood. The potential negative impacts on noise, safety, the environment, and residential amenity are unacceptable.

Thank you for considering my concerns. I hope the council will make a decision that prioritizes the well-being and safety of all residents.

Yours sincerely,

Trudy van der Straaten

