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To: DA Submission Mailbox
Subject: Online Submission

27/05/2025

MR Charles Crist
98 / 8 Koorala ST
Manly Vale NSW 2093
[REDACTED]

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

As a Manly Vale local, I am writing to express my sincere concern and objection to the proposed McDonald's that is planned for Manly Vale. This DA for McDonald's is not wanted in this area and definitely poorly planned. There is strong public objection to these plans

I have outlined my reasons below as to why I, and so many other locals, are opposed to this DA.

I object to the proposed McDonald's restaurant development in Manly Vale on the following grounds:

Main Reason - Traffic Impact and Road Safety The proposed development would significantly increase traffic volume in what is already a congested area. Fast-food restaurants with drive-through facilities typically generate between 100-150 vehicle movements per hour during peak periods. This will create:

- The updated designs will not reduce any of these issues.
- Increased congestion at nearby intersections
- Higher risk of accidents due to vehicles entering and exiting the site
- Queue spillover onto public roads during peak times
- Additional strain on limited local parking

Noise Pollution A 24-hour fast-food operation would create substantial noise disturbance from:

- Drive-through speaker systems
- Late-night customer activity
- Delivery vehicles and waste collection
- Kitchen exhaust systems and refrigeration units
- Car doors and engines during night hours

This level of constant noise is incompatible with the existing residential character of the area and would significantly impact residents' quality of life, particularly during evening and early morning hours.

Amenity Disturbance The development would create multiple ongoing disturbances to local amenity:

- The new application only slightly addresses this, but does not mitigate the below.
- Light pollution from signage and 24-hour operation
- Cooking odors affecting nearby properties

- Increased litter in surrounding streets and public spaces
- Anti-social behavior during late-night hours
- Attraction of vermin due to food waste

Privacy and Overlooking The proposed development would compromise the privacy of adjacent residential properties through:

- Direct overlooking from the restaurant windows and outdoor seating areas
- Headlight glare from the drive-through lane
- Loss of visual privacy due to increased foot traffic

General Nuisance The development would create ongoing nuisance issues including:

- Increased vermin activity due to food waste
- Food odors affecting neighboring properties
- Light spillage from signage and security lighting

The proposed development is fundamentally incompatible with the residential character of the area and would create significant adverse impacts on local amenity, traffic safety, and residential privacy. The 24-hour operation model is particularly concerning given the proximity to homes.

I strongly urge Council outrightly reject this application on the grounds that it would create unacceptable impacts on the local community and environment.