
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/05/2025 3:17:50 PM
To: DA Submission Mailbox
Subject: Online Submission

24/05/2025

MR Benjamin Rowse
20 / 35 - 37 Quirk RD
Manly Vale NSW 2093
[REDACTED]

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

RE: Objection to DA2025/0132 - Proposed McDonald's at 35-37 Roseberry Street

Dear Sir/Madam,

I write to lodge a strong objection to Development Application DA2025/0132 for the proposed construction and operation of a McDonald's restaurant and drive-through at 35-37 Roseberry Street, Balgowlah.

This development is wholly inappropriate for the location and should be refused outright due to the following key concerns:

- **Traffic and road safety and failure to meet TfNSW Referral Thresholds:**

The design contradicts Council's own traffic advice, poses queuing hazards, and creates safety risks near a roundabout and school zone. Additionally, peak vehicle volumes are underestimated, avoiding required referral and undermining the integrity of the traffic assessment.

- **Proximity to Schools:**

With several schools nearby, a 24/7 fast-food outlet introduces well-documented health, safety, and traffic concerns for children.

- **Contradiction of McDonald's Site Standards:**

The proposal is inconsistent with McDonald's typical preference for major arterial road locations, highlighting the site's unsuitability.

- **Amenity and Noise Impacts:**

A 24-hour operation in a quiet residential area will generate unacceptable noise, light, and antisocial behaviour, eroding local amenity.

- **Excessive Signage and Light Pollution:**

The proposed 9-metre illuminated sign is visually intrusive and incompatible with the area's low-rise residential character.

- **Environmental Risk:**

The drive-through model is a known contributor to litter, with the site draining into the Manly Lagoon catchment, posing environmental concerns.

This development is fundamentally at odds with local planning objectives, traffic safety, environmental sustainability, and community well-being. I urge Council to reject DA2025/0132 in full.

Thank you for considering this submission.