
From: [REDACTED]
Sent: 24/02/2025 1:48:15 PM
To: Council Northernbeaches Mailbox
Subject: Objection to DA proposal to McDonalds in Rosebery St Manly Vale

I wish to object to the DA proposed for 37 Roseberry St Balgowlah. This objection is raised on the basis of a number of concerns outlined below.

I must also raise my concern as to the lack of consultation on this development application with surrounding residents.

1. Traffic congestion: The proposed site is on the corner of a very busy intersection that includes a roundabout that is already congested from traffic approaching/exiting Manly; accessing the public transport hubs at the Manly Vale BLine bus stop; utilising the shops/supermarkets/Bunnings in Roseberry St; transporting students/parents to/from the many schools in the area including Manly West Public, MacKellar Girls campus of Northern Beaches Secondary College, St Kieran's Primary and Manly Vale Public.
2. Pedestrian Safety: The proposed site is on the corner of a very busy intersection that is an already notoriously dangerous for crossing pedestrians using the footpaths to access shops/public transport, school students going to/from school and bike riders utilising the existing bike path.
3. Odour in surrounding residential areas of Balgowlah and Manly Vale: The Odour Amenity Assessment states that "the ventilation design has not yet been finalised for the Project, and thus it is not possible to provide precise details of the discharge velocities or stack heights."
4. Visual impact: The development is not in keeping with the broader area's environment and character.
5. Light pollution: There is limited shop signage on Roseberry St/Kenneth Rd and most importantly, night lighting is limited to street lights. The light pollution from artificial lighting at this site, exacerbated by the fact that it is proposed to be a 24 hour business, will project into surrounding residential areas and will affect peoples' sleep patterns and impact the abundant wildlife in the area.
6. Noise pollution: The potential operational and sleep disturbance noise emissions from the proposed site will be large and there appears to be inadequate noise controls proposed. Apart from the mechanical noise of the operation itself, there will supply deliveries at all times of the day, waste collection multiple times per day and a continuous flow of customer carpark and drive-thru vehicles. The nearest existing residence to the proposed operation is approximately 5m to the West (apartments above the shopfront in the building behind), 15m to the North and 25m to the North-East.
7. Environmental Concern: There will be an increase in litter in the area, with waste not disposed of correctly by patrons ending up in the bush and waterways. Validating this, the Keep Australia Beautiful National Litter Index found that 11% of total litter is branded McDonalds (2019/2020 report). There is also the concern that there will not be adequate consideration of the LEP (Manly 2013). The Statement of Environmental Effects does not adequately address the potential for the development to disturb, expose or drain acid sulfate soils and this may lead to environmental damage.
8. Social Impact: The proposed development will bring traffic and crowds into an area which is currently quiet at night, and this will impact severely the adjacent residential area. The

development will encourage gatherings at all hours of the night and that can lead to other social impacts/concerns.

More broadly I must also express my belief that the McDonalds business model is not consistent with the Northern Beach Vision of a “community that lives in balance with our extraordinary coastal and bushland environment”. The proposed McDonalds will increase the accessibility of unhealthy fast food, particularly for vulnerable and young people living on the Northern Beaches. Given there are already two other McDonalds approximately 3kms (5 mins drive) away, a McDonalds at the proposed site will only exacerbate and enforce poor food choices.

Jeanine Colless

