
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 2/03/2025 1:13:01 PM
To: DA Submission Mailbox
Subject: Online Submission

02/03/2025

MRS Katherine Madden
- 22 Sterland AVE
North Manly NSW 2100
[REDACTED]

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

Dear Planning Dept,

I'm writing to object to the proposed application for a new McDonalds on Rosebery St, Manly Vale.

Firstly the proposed change from a local iconic cafe to fast food premises is inappropriate in that location. There is already two fast food premises within 500m (KFC and Dominos). There are two primary schools and two high schools within 1.5kms of Manly Vale. Providing yet another fast food choice for our children will not serve them well and educate them on healthy food choices. Being a former resident of Manly Vale, I'm very familiar with the lack of good food choices locally. In the past number of years, Rosebery St, was showing signs of improving in this regard with several good quality food cafes from end to end, including in the Woolworths development and more recently at the side of Coco Republic. With proper planning and zone controls, the development of this site should be encouraged to maintain its healthy food/cafe offering that is there presently in Seven Miles. McDonalds is not supportive to the community in this regard.

Also a fast food premises will result in more litter as evident from other similar premises near by and in other suburbs such as Brookvale. It will also encourage unsociable behaviour in a dense residential area.

The additional traffic loading into Rosebery St and surrounding roads will be detrimental to the existing traffic flow, which in its current state is already under strain. As such, being within 100m of the existing roundabout, with no proper pedestrian crossings, will increase the risk of accidents.

Finally, the wholesale demolition of an existing building is unacceptable. How is this justified under the Sustainability SEPP, NSW Net Zero targets or within Councils own sustainability standards and targets? The reuse of existing buildings should be promoted as the best sustainable outcome, rather than wholesale demolition and the associated carbon emissions. Refer the refusal of Marks and Spencers demolition by the Greater London Authority for Andres example of a local authority setting the standard. The replacement with a building that is of poor architectural merit should not be permitted. As a global giant, McDonalds should be held to higher standards in terms of their contributions to carbon emissions and best practices as they continue to profit off the local communities in which they reside.

Kind Regards,

Katherine Madden