
From: Angela Williams
Sent: 26/05/2025 5:35:05 PM
To: Council Northernbeaches Mailbox
Subject: Application DA2025/0132: Demolition works and construction of a restaurant McDonalds including signage - OBJECTION to updated plans

Dear Northern Beaches Council Planning Department,

Re: DA — Proposed McDonald's restaurant and drive-through
37 Roseberry Street, Manly Vale

I am writing to confirm that I remain firmly opposed to this development, notwithstanding any amendments the applicant may put forward.

My original submission (dated 11 March 2025) detailed substantial concerns about the proposal's environmental impact, traffic burden, neighbourhood amenity and incompatibility with our local business landscape. After reviewing the applicant's most recent revisions, I find that:

1. **1. .Core traffic and safety risks are unchanged.** Even with marginal layout tweaks, the drive-through component will continue to funnel high volumes of cars and delivery trucks onto Roseberry Street and Kenneth Road—streets already operating over capacity during peak periods. No redesign can overcome the fundamental limitation of the site's confined frontage and its proximity to multiple busy intersections.
2. **2. .Environmental and amenity impacts remain significant.**
 - **Air, light and noise pollution:** Extended trading hours, idling vehicles and 24-hour exhaust fans will still degrade air quality, increase glare and disturb nearby residents long after typical retail closing times.
 - **Odour and litter:** Fast-food operations unavoidably generate grease odours and single-use packaging. Even enhanced waste-management plans cannot prevent litter escaping into surrounding streets, bushland and waterways.
3. **3. .The proposal conflicts with the desired future character of the precinct.** The Roseberry Street neighbourhood is evolving toward higher-end homewares and design showrooms that attract daytime foot traffic and complement the adjoining residential zone. A multinational fast-food drive-through is antithetical to that vision and undermines opportunities for locally owned businesses that better serve community wellbeing.
4. **4. .Public health considerations have not been addressed.** Council's Community Strategic Plan emphasises active lifestyles and access to healthy food options. Introducing a large-scale, late-night outlet that primarily sells ultra-processed foods directly contradicts these objectives.

Because these issues are intrinsic to the land use itself, rather than to any particular architectural detail, no set of minor design concessions can render the proposal acceptable. I therefore ask Council to refuse the development application in its entirety.

Thank you for considering this further submission. Please keep me informed of any future hearings or opportunities to address the proposal in person.

Yours faithfully,

Angela Williams

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