
From: Chris Raso
Sent: 25/06/2025 7:05:08 PM
To: ElectorateOffice.Manly; Sue Heins; Council Northernbeaches Mailbox
Subject: TRIMMED: Re: Submission Opposing DA2025/0132 – Proposed McDonald's Development at 37 Roseberry St

Christopher Raso
19/76 Kenneth Road, Manly Vale
25th of June 2025

Dear Northern Beaches Council,

In light of McDonald's response to the 1,000 petitions against their development on Roseberry Street, and the upcoming Local Council Planning Meeting (scheduled for Wednesday, 2nd of July), I am writing to, once again, reiterate my strong opposition to Development Application DA2025/0132.

While I acknowledge that McDonald's has made some amendments to their original proposal, these changes do not sufficiently address the core concerns raised by the community.

Traffic Congestion and Safety Risks

The proposed development is situated at an already congested intersection, compounded by the proximity of major retailers such as Aldi, Woolworths, Bunnings, and the B-Line bus service. The introduction of a McDonald's drive-through will exacerbate traffic issues, leading to increased wait times and heightened risk of accidents. The proposed roundabout at Roseberry and Hayes Streets may not effectively mitigate these concerns and could potentially introduce new traffic complications.

Noise, Light, and Air Pollution

Operating hours from 5:00 AM to midnight still encompass periods when residents expect peace and quiet. The continuous flow of vehicles and customers during these hours will contribute to noise pollution. Additionally, the lighting required for the drive-through and signage will result in light pollution, disrupting the residential character of the neighborhood. Increased vehicle emissions will also negatively impact air quality.

Waste Management and Vermin

Fast-food establishments are known to generate significant waste, leading to concerns about littering and attracting vermin. The presence of a McDonald's in this location raises legitimate fears about increased rubbish in public spaces and the potential for rodent infestations, which would detract from the cleanliness and appeal of the area.

Impact on Community Character and Well-being

The introduction of a McDonald's at this location threatens the unique character of our community. The area is currently served by several fast-food outlets, including a KFC nearby, making this addition unnecessary. The presence of another fast-food chain could also have

adverse effects on the health and well-being of residents, particularly given its proximity to schools and recreational areas.

Community Opposition

The substantial community opposition, evidenced by over 1,000 petition signatures, underscores the widespread concern about this development. The volume of objections reflects a collective desire to preserve the integrity and livability of our neighborhood.

In conclusion, while McDonald's has made minor adjustments to their proposal, these changes fall short of addressing the fundamental issues identified by the community. I urge the Council to consider the long-term implications of this development on traffic, environmental quality, public health, and community character, and to reject DA2025/0132 accordingly.

Thank you for your attention to this matter.

Kind Regards,

Chris

On Mon, 3 Mar 2025, 4:31 pm ElectorateOffice Manly,

[REDACTED] :

Dear Chris

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



JAMES GRIFFIN MP
MEMBER FOR MANLY

Our community, **your MP**

Roseberry St

Christopher Raso

19/[76 Kenneth Road, Manly Vale](#)

28th of February 2025

Dear Northern Beaches Council,

I am writing to formally object to Development Application DA2025/0132 for the proposed McDonald's restaurant at [37 Roseberry St](#), Manly Vale. As a local property owner directly affected by this proposal, I have significant concerns about the suitability of this development and the negative impact it will have on the surrounding community.

The key issues I wish to raise are:

1. Traffic Congestion & Safety Risks

The intersection of Kenneth Rd, Roseberry St, and Condamine St is already heavily congested due to the presence of Aldi, Woolworths, Bunnings, and the B-Line bus service. Introducing a 24/7 McDonald's with a drive-through will significantly worsen traffic flow, increasing wait times, road hazards, and the risk of accidents. The additional vehicle movements from customers, delivery trucks, and staff will put further strain on an already overburdened road network.

2. Noise, Light, and Air Pollution

A 24-hour operation will generate constant noise from vehicles, customers, and delivery trucks, which will disrupt local residents' ability to enjoy their homes peacefully, especially at

night. The bright lighting required for a McDonald's drive-through will contribute to light pollution, affecting nearby homes. Increased vehicle emissions from idling cars and additional rubbish will further degrade air quality in the area.

3. Waste Management & Vermin

Fast food establishments generate significant amounts of waste, which often leads to littering and pest problems. The close proximity of this McDonald's to residential properties raises concerns about increased rubbish in the streets, overflowing bins, and potential rodent or vermin infestations, which would negatively impact public health and local businesses.

4. Impact on Local Character & Amenity

This area is not suited for a high-traffic, late-night fast food chain. It is a residential and retail mixed-use area that has functioned well with its current businesses. The introduction of a McDonald's will change the character of the neighbourhood, reducing the liveability and property appeal for residents, including myself.

Given the significant negative impacts of this development on traffic, public safety, environmental quality, and residential amenity, I urge the Council to reject DA2025/0132.

Thank you for considering my submission. I look forward to your response.

Kind regards,

Chris