
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/06/2025

MS Joanne Motta
43 / - 41 Roseberry ST
Manly Vale NSW 2093
[REDACTED]

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

Please consider this my formal objection to the proposed construction of a new McDonalds on Roseberry Street, directly across the street, metres from the place I call home. Upon reading the new submission, these are my concerns, not yet addressed:

1. Traffic Congestion - during peak and non-peak hours, 7 days a week we have considerable congestion getting into and out of our apartment building on Kenneth St. Adding a large business across the street will exasperate this issue even more.
2. Noise concerns - while the hours have been reduced in the application, these are still outside of considerable quiet hours for those of us living within 25 metres of this building. My concern is we will lose the ability to enjoy a quiet and peaceful home with McDonalds next door.
3. Pollution - In addition this fast food restaurant will bring an increase in litter, waste, air pollution which create public health risks in our residential community.
4. Anti-social behaviour - McDonalds fast food and drive thru become a place for people to hang out day and night including drunks coming home from a night out off the B1 bus. It creates increased and unwanted noise, vandalism and graffiti to the area. We currently have these issues from the Council Car Park and the KFC nearby on an on-going basis. One more business will only amplify these issues.
5. Oversaturation of fast food restaurants and drive thrus in the area - These are already 3 McDonalds within a 15 min drive from this proposed location. In addition with have other fast food such as KFC. The over-concentration is not necessary. It provides no meaningful benefit to this residential community.

Please consider my comments and I strongly urge this committee to reject this proposal for a McDonalds in this residential community. Our community deserves a more thoughtful approach to new businesses in the area that serve the best interests of the residents.