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05/06/2025

MR Edward Simonds
38 Quinlan PDE
MANLY VALE NSW 2093
[REDACTED]

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

Dear Council Planning Officer,

I wish to register my objection to Development Application DA2025/0132, which proposes the establishment of a McDonald's drive-through restaurant at Lot 100 DP 1199949, 37 Roseberry Street, Balgowlah.

This submission outlines my key concerns regarding the negative implications this development would have on traffic conditions, safety, residential amenity, and community infrastructure.

1. Heavy Congestion and Safety Hazards

The Roseberry Street roundabout is already subject to constant congestion. Traffic frequently backs up beyond this point, particularly on weekends, and extends down to the Manly Andrew 'Boy' Charlton Swimming Centre. The situation is often difficult for both drivers and pedestrians to navigate.

Importantly, the area is a busy route for school students accessing local bus stops. Introducing a drive-through fast food outlet into this already overwhelmed area greatly increases the likelihood of accidents involving children or other pedestrians.

2. Insufficient Infrastructure and Parking Limitations

The existing road network and limited parking options cannot support the additional traffic that a McDonald's would generate. The area is already under pressure from major retailers such as Woolworths and Aldi, and parking is often difficult to find. A new fast-food outlet would only add to this strain.

3. Negative Impacts on Amenity

Proposed operating hours are excessive for a suburban location and would introduce significant noise pollution and traffic disturbances to nearby homes. There is also a concern about increased littering and environmental degradation associated with this type of business.

For the reasons above, I urge the Council to decline this development application.

Yours sincerely,

Edward Simonds
38 Quinlan Parade
Manly Vale NSW 2093