
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 22/05/2025 12:30:55 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

22/05/2025

MISS Amber Greenhalgh
Condamine ST
Manly Vale NSW
[REDACTED]

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

Attention: Council Planner

As a local resident, I strongly object to the DA 2025/0312 for a McDonalds to be developed at 37 Roseberry St for the following key reasons.

Traffic Congestion - The traffic report and subsequent response is insufficient to understand the traffic impacts, already existing on these local roads. A 2 day study, without hourly reports on existing congestion, currently every day in peak morning, afternoon and evening hours Roseberry St and surrounding streets have back up traffic already turning and existing, Roseberry, Hayes, Kenneth and Condamine St. A report from 9 years ago in western suburbs does not correlate to the issues within this local area, data is outdated and not relevant to this application.

Parking - Concerns staff will park in Aldi, Woolworths, Bunnings, Coles, which get congested already in peak hours.

Road changes - proposed roundabout and waiting bay does not resolve the traffic congestion.

Litter and Waste - Concerns with increased waste and litter will attract venom in the local area.

Hours of operation - 24hour serviced is not required in this local community and concerned it will increase noise, loitering and late night activities.

Over supply - McDonalds is located in various locations in the Northern Beaches, an additional one does not serve the local community as the local residents have access to their other amenities, in Brookvale, Warringah Mall, Forestway, Beacon Hill, Cremorne.

In summary this type of development does not serve the local community and will put a detract from the local character, businesses and have increased safety and environmental concerns, whilst putting an immense amount of strain on the road network with major increases traffic, congestion, noise.

Please take the concerns of the local community into consideration.

Thank you from a concerned local Manly Vale resident.