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To: DA Submission Mailbox
Subject: Online Submission

10/03/2025

MR Leonard Gennusa
43 Innes RD
MANLY VALE NSW 2093
[REDACTED]

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

We oppose the development of a McDonald's in our local community for the following reasons.

1. Traffic & Safety Concerns

- Increased vehicle traffic could lead to congestion and safety issues, especially near schools, residential areas, or already busy intersections.
- Drive-thru lanes can create bottlenecks, causing backups onto main roads and increasing accident risks.
- Pedestrian safety may be compromised, particularly for children and the elderly.

2. Environmental Impact

- Fast-food establishments contribute significantly to litter and waste, increasing strain on local waste management.
- Increased pollution from idling cars in the drive-thru can degrade air quality.
- McDonald's often operates late into the night, causing noise pollution that disrupts nearby residents.

3. Impact on Local Businesses

- Small, locally-owned restaurants may struggle to compete, leading to business closures.
- Chains like McDonald's tend to send profits out of the community, rather than reinvesting in local businesses and suppliers.

4. Health Concerns

- The presence of a McDonald's could contribute to unhealthy eating habits, especially among children, leading to long-term public health concerns like obesity and diabetes.
- If located near a school, it may encourage students to choose fast food over healthier meal options.

5. Property Values

- Studies have shown that fast-food establishments can lead to a decrease in nearby property values due to increased traffic, noise, and litter.
- Homeowners may be less inclined to invest in properties near a fast-food chain.

6. Community Character & Aesthetic Impact

- A McDonald's may not align with the architectural style and character of the community, impacting its aesthetic appeal.
- The bright signage, lighting, and branding could be intrusive and visually unappealing.

7. Noise & Operating Hours

- Many McDonald's locations operate late at night or 24/7, leading to disturbances from customers, delivery trucks, and staff activity.
- This could create issues for residents living nearby who value peace and quiet.

