
Sent: 27/02/2025 2:53:01 PM
Subject: DA 2025/0132 re McDonalds at 37 Roseberry Street

I am registering my opposition to this Development Application, DA 2025/0132, regarding the construction and operation of a McDonalds restaurant at 37 Roseberry Street, Balgowlah.

My opposition is based on the following:

- **TRAFFIC AND ROAD SAFETY.** The area around the proposed site is already congested with traffic backed up from the traffic lights at the junction of Kenneth Road and Condamine Street. The increased traffic generated by a 24/7 McDonalds Drive-Through will increase this congestion and will cause significant tailbacks in Roseberry Street, similar to those seen in Kenneth Road outside KFC. The consequent increase in motorised food delivery services such as Uber Eats and Door Dash, plus the current exponential increase in the use of electric bicycles and "fat" bikes will only add to this congestion.
- **POLLUTION.** There will be a significant increase in pollution from vehicles, smells from the kitchen (no matter how effective they claim their filters will be), light pollution from signage and noise pollution from both motorised traffic and pedestrian traffic.
- **ROAD DAMAGE.** An increase in the number of delivery vehicles in Roseberry Street will only add further to the damaged state of the street which already has to cope with deliveries to Bunnings, Harvey Norman, Coco Republic, Woolworths, Aldi and Bing Lee, along with several smaller businesses.
- **FLOODING.** The proposed site is on the edge of the flood area centred on the Roseberry/Koorala Streets junction. The heavy rainfall and extensive flooding experienced in the area over the last 4 years is only likely to increase owing to the effects of climate change.
- **ANTI-SOCIAL BEHAVIOUR/RUBBISH/VERMIN.** It is an established fact that 24/7 fast-food outlets are a major source of anti-social behaviour. It is interesting to note that, already, legally positioned Notices opposing this DA have been defaced and torn down. In addition to the noise and general disturbance in the area, there will undoubtedly be an increase in the amount of rubbish, principally take-away food and drink containers, discarded in the area. There is also likely to be a significant increase in vermin in and around the area.
- **NSW HOUSING POLICY.** The State Government has identified Manly Vale as suitable for an increase in medium density housing. When progressed, this will lead to even more motorised and pedestrian traffic in the area, creating more congestion and pollution.
- **TRANSPORT.** The area is served by several bus routes, including the B1 which currently runs 24/7. The bus operator cannot currently service the number of passengers for whom the buses are the only mode of transport, and this will only get worse with a 24/7 McDonalds operating in the area.
- **OTHER BUSINESSES IN THE AREA.** Over the last 5 years we have seen a steady influx of higher quality retailers in this area, resulting in an overall improvement in the appearance and general ambience of the area. The presence of a McDonalds will not contribute to this enhancement, rather the reverse, and could dissuade other quality businesses from coming to the area. In addition, it is likely that, if this application is approved, KFC will apply to operate 24/7, further adding to the issues discussed above.

Although not directly relevant to the technical issues around this DA, it would be remiss not to take the **Moral Dimension** into account. There are three schools close to this

proposed McDonalds and a significant number of school children who attend more distant schools pass through the area. At a time when almost 25% of school-age children are overweight/obese (Source NSW Ministry of Health report), it is reprehensible to consider putting this type of temptation in their way.

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Manly Vale, 2093