

From: Rebecca Calloway
Sent: 22/02/2025 1:50:27 PM
To: Council Northernbeaches Mailbox
Subject: RE: DA2025/0132
Attachments: DA submission.docx;

To whom it may concern,

Please see attached letter re: DA2025/0132 proposal for a McDonalds restaurant in Manly Vale.

Kind Regards
Rebecca Bazzi

Rebecca Bazzi
161 Balgowlah Road,
Balgowlah
NSW 2093



Northern Beaches Council
725 Pittwater Road,
Dee Why, New South Wales.

22/02/2025

Dear Sir/Madam,

I am writing to formally oppose the proposed Development Application (**DA2025/0132**) for the establishment of a McDonald's restaurant at 37 Roseberry St, Manly Vale.

As a long-time resident of this community, I have significant concerns about the impact this development would have on our neighbourhood, particularly in terms of traffic congestion, safety, noise and light pollution, the potential for increased litter, and its negative effects on community environment and health.

Traffic Congestion

Streets near the proposed site; particularly Roseberry Street, Balgowlah Road and Kenneth Road are already plagued by significant traffic congestion. The addition of the proposed McDonalds restaurant in this area will only exacerbate the current weight of the problem.

The increased traffic crowding including cars, delivery vehicles and bikes will lead to delays, frustration and pose a safety risk to motorists and pedestrians, especially local school children. It will also make it more difficult and dangerous for me to gain access or leave my property via our driveway.

Impact on Community Health

As studies have shown, fast food consumption is linked to negative health outcomes. The introduction of a McDonalds restaurant would only make it easier for both children and adults to access unhealthy food options. This is particularly concerning as it will encourage unhealthy eating habits among children and local families; contributing to the growing public health crisis.

Litter and Environmental Concerns

The high turnover of customers at a fast-food outlet would undoubtedly result in an increase in litter. The proximity to residential streets, schools, and parks means that litter will be a constant issue. The added strain on local cleaning services would further burden the council as well the community.

Increased Nightlife and Security Concerns

McDonalds opening hours could attract unsociable activity, including loitering late at night around the restaurant and adjoining areas. This could have serious repercussions for the safety and security of residents. There is a concern that this development would therefore contribute to increased crime and a diminished sense of community safety.

Air Pollution and Noise Pollution from Vehicles

Elevated noise and air pollution from increased congestion, will disrupt the residential area. Exhaust fumes and vehicle emissions will degrade air quality in the area. This is particularly concerning for families with young children, elderly residents, and those with respiratory conditions. Increased air and noise pollution will negatively affect the sleep, health, and overall well-being of residents.

Light Pollution from Neon Signage

Light pollution from large, bright neon signage typically associated with fast food chains is also a major concern. These signs, 24 hours a day, will disturb the natural nighttime environment. The artificial lighting could severely impact residents' ability to sleep and will alter the character of the neighbourhood. Moreover, the nearby native grey-headed flying fox bat colony will be impacted. The disturbance caused by bright lights at all hours could disrupt their natural behaviour, further endangering this vulnerable species.

Community Impact

The influx of additional fast-food outlets and larger chain businesses will alter the character of this community. The area is home to many families, and this type of development threatens to undermine the sense of community that has made Manly Vale such a desirable place to live.

In conclusion, the proposed McDonald's development (DA2025/0132) would have a profound negative impact on the quality of life for residents and visitors of Manly Vale. The concerns regarding traffic congestion, safety, air and noise pollution from both vehicle and foot traffic, unsociable hours, litter, and potential health risks must be carefully considered. I strongly urge the Council to reject this application to preserve the integrity, safety, and well-being of our community.

Thank you for your time and consideration of this important matter.

Yours sincerely,
Rebecca Bazzi