
From: Alex Tizzard
Sent: 27/05/2025 1:29:50 PM
To: Council Northernbeaches Mailbox
Subject: DA2025/0132

Dear Sir Madam

Im just responding to the resubmission by McDonalds for the proposed fast food business on Rosebury avenue

Other than the change to the hours they haven't really addressed the main issue which is the traffic (see initial correspondence below)

We really need to have a proper up to date study done on the impact of not only this proposal but the future development and masterplan for the area .

Anyone that uses Rosebury avenue or indeed Kenneth road knows how difficult it is already to navigate with so few right turns back onto Condamine street

As a Manly Vale resident I still strongly object to this latest proposal as they haven't addressed the community's concerns and quite simply its not a suitable location for such a business even if the community was supportive which with over 600 objections to the first DA clearly it isn't .

Yours sincerely

Alex

Begin forwarded message:

From: DASUB@northernbeaches.nsw.gov.au
Subject: Submission Acknowledgment
Date: 10 March 2025 at 4:22:03 pm AEDT
To: [REDACTED]

10/03/2025

MR alex Tizzard
110 kenneth road RD
manly vale NSW 2093

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

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

Dear Sir / madam

As a local Manly Vale resident I am concerned about the McDonalds development application DA2025/0132

My initial concern like most other residents in Manly Vale was to do with traffic congestion , noise, light pollution and how a 24hr opening would bring antisocial behaviour to an otherwise relatively quiet suburb.

Even the local pub closes at 9 pm so I have no idea why a 24 hr establishment would even be entertained in the local neighbourhood.

In regards traffic congestion - having read through their submission its clear that this has not been properly investigated.

They have done a study over 2 days in November and used data from 2016 to support this . Needless to say I think 2 days is grossly inadequate not to mention the use of old data seeing how much the area has changed since 2016. Aldi , Gym , furniture stores and a soon to be inhabited development on the cnr of Kenneth & Condamine Street . All adding to an already congested road / Area

Light and noise pollution are also a real concern for us , I am not aware of any businesses that are open past 10 pm so it seems unreasonable to consider a 24 hr application. Even the local microbrewery, shuts at 9pm.

Whilst probably a much bigger discussion and in the national news right now although perhaps for a different forum are health concerns , its no coincidence that

McDonalds and simliar business's open near schools , this application would place it right between Stella Maris collage and Manly Vale public school not to mentioned a bus stop which services many other local schools. As parents we always encourage kids to make the right choices but this becomes hard with the over saturation of fast food restaurants.

In conclusion I would strongly suggest council reject this application at 37 Roseburry Street Balgowlah based on the inadequate traffic study supplied and the safety for local residents. Put simply its an inappropriate location for such a business even if the community wanted it which clearly it does not .

Yours sincerely

Alex Tizzard

Northern Beaches Council

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Alex Tizzard
Producer

