
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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04/03/2025

MR Chris Coleman
17 / 50 Roseberry ST
Manly Vale NSW 2093
[REDACTED]

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

We would like to object to the development of DA2025/0132 due to multiple concerns.

Traffic congestion and pedestrian safety

- Kenneth Road and Roseberry Street already back up to Quirk and Balgowlah Roads, with cars trying to turn at the Kenneth Rd/Condamine St lights. The slow movement leads to cars stopping on roundabouts, or becoming frustrated and taking greater risks to get through the roundabouts or to beat the traffic lights.
- With high pedestrian activity, including many young children and families, it is of great concern that more vehicles could lead to greater safety risks and potential incidents.
- Regardless of peak times, Roseberry St is often at a standstill with locals entering/leaving supermarkets and other businesses.
- Insufficient public transport, as frequently reported in local media, leads to greater private vehicle congestion, adding to the issues outlined above.

McDonalds will add delivery trucks and increased traffic to an already above-capacity area. Cars lining up to enter, or exit back onto Roseberry St will worsen congestion, and make the area less safe for pedestrians and local cars.

Noise/environmental pollution and late-night activity

- As demonstrated by the local KFC, fast-food businesses lead to more pollution, with dropped rubbish, food waste, and litter being constants in surrounding streets. How will this be managed and the wider area maintained with a second fast-food business in the area?
- How will noise levels be monitored, managed and reduced given the close proximity of many local residents? We hold particular concerns regarding late night and early morning customers and cars.
- 24/7 business hours seem extreme. We would request a review/reduction in operating hours in respect to local residents and the values of surrounding suburbs.

Negative impact on local community

- Adding unhealthy food outlets to an area populated by schools and young families does not support community health and local values.
- A fast-food business so close to private residential properties will have a negative impact on property value. This immediately, and directly, affects all residents in the area, and will reduce desirability for new occupants in the future

We would greatly support the addition of a new local business that reflects the Manly Vale community and family values, but it is clear that the addition of a 24/7 McDonalds does not adhere to this nor fit the current local capacities from a practical standpoint (i.e. traffic and

pedestrian safety).

We strongly oppose the proposal and look forward to councils comment on the above issues.