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Sent: 9/03/2025 11:26:18 AM
To: DA Submission Mailbox
Subject: Online Submission

09/03/2025

MRS susan nicols
46 burchmore RD
manly vale NSW 2093
[REDACTED]

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

I oppose the development of the McDonald's at the location on Rosebery St on a number of grounds -

1. In an already densely populated area where traffic at the Kenneth Rd/Rosebery St roundabout currently experiences continual congestion, the addition of a McDonalds would negatively impact the traffic volume and cause significant bottlenecks along all four arterials from the roundabout;
2. It is not an area that lends itself to all night traffic, given the proximity of the residential area;
3. The cultural identity of the area will change, not to mention the disruptive behaviour of customers that McDonalds attracts, in particular late at night;
4. Environmental impact on the area due to littering of non biodegradable packaging;
5. KFC is less than 100m away and the area does not need another fast food chain. There is already enough representation of McDonalds at Warringah Mall, Brookvale and Beacon Hill.

Keep Manly Vale the jewel that it is.