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Sent: 5/06/2025 12:15:27 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/06/2025

MR Bevan McPherson
22 / 76-80 Kenneth RD
Manly Vale NSW 2093

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

To Whom it may concern:

I am writing to strongly object to the DA2025/0132 amended proposal to build a McDonalds on the corner of Roseberry Street and Kenneth Road, Manly Vale for the following reasons:

- Traffic congestion: The area already experiences severe traffic congestion, often resulting in standstill conditions. Adding a McDonalds will exacerbate this issue and the report submitted does not adequately address this situation.
- Residential area concerns: This is a residential neighbourhood, and having a McDonalds open 24/7 poses a risk of increased crime, endangering local residents. We have already experienced an increase in aggressive behaviour and crime since the Blinc car park was built and adding a McDonalds has the potential to increase this even more, placing vulnerable residents who live close by at further risk.
- Environmental impact: The noise and odours (from the continual cooking) associated with a fast food operation could violate Section 4.15 of the Environmental Planning & Assessment Act, potentially harming the local environment. This has not been appropriately or adequately addressed in the amended submission.
- The amended opening times will not decrease any of the negative impacts to the standard of living for local residents as McDonalds will still be open 7 days a week and for the majority of the day and night - so no great concession here.

My initial argument remains in that there are enough McDonalds on the northern beaches giving potential customers plenty of options.

I would hope that the Planning Department would seriously consider the risk to a local community and will reject this DA. Our community already has enough with Woolworths, Aldi, Harvey Norman, Coles, Bunnings etc. None of the proposed improvements will change the reality that this project will have a seriously negative impact on local residents and should not be approved in any way.

Yours faithfully

Bevan McPherson