
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 5/06/2025 12:36:49 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/06/2025

MS lynne simonds
38 Quinlan PDE
MANLY VALE NSW 2093
[REDACTED]

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

Subject: Objection to Development Application DA2025/0132 - Proposed McDonald's at Lot 100 DP 1199949, 37 Roseberry Street, Balgowlah

To: Northern Beaches Council
Email: council@northernbeaches.nsw.gov.au
Date: 5 June 2025

From: Lynne Simonds
Address: 38 Quinlan Parade, Manly Vale NSW 2093
Email: [REDACTED]

Dear Assessing Officer,

I am writing to formally object to Development Application DA2025/0132 for a McDonald's restaurant and drive-through at Lot 100 DP 1199949, 37 Roseberry Street, Balgowlah.

I strongly believe this development would negatively impact traffic, safety, local amenity, and the character of the area. My specific concerns are outlined below:

1. Existing Traffic Congestion and Road Safety

Roseberry Street and surrounding roads are already severely congested, particularly near the roundabout servicing Woolworths, Aldi, and Bunnings. On weekends and during peak times, traffic can back up as far as the Manly Andrew 'Boy' Charlton Swimming Pool.

This area is also used heavily by school children catching buses, especially before and after school. Introducing a high-turnover drive-through fast-food outlet in this location poses a serious safety risk. It creates an environment where an accident involving children or pedestrians is sadly just a matter of time.

2. The Street Does Not Support More Traffic or Parking

This development would significantly increase traffic to a street that is already under pressure. The area does not have the road infrastructure or parking capacity to support the volume of vehicles that a McDonald's typically attracts, particularly one with a drive-through.

There is already a shortage of parking due to nearby supermarkets and stores, and this will only get worse. Overflow parking may spill into residential streets, further disturbing residents.

3. Oversupply of Fast Food in the Area

There is already a KFC nearby, and several McDonald's outlets within a short distance (Brookvale, Warringah Mall). Another fast-food restaurant is not necessary and adds no real value to the local community. Instead, it contributes to poor nutrition and commercial saturation.

4. Noise, Waste, and Late Trading Hours

The opening hours are excessive for a residential zone. Noise from cars, drive-through speakers, and customer activity will affect neighbouring homes.

Fast-food outlets also generate significant litter, which will spread into nearby parks, streets, and waterways. This not only impacts the environment but creates a burden for local residents and Council services.

5. Out of Character with the Area

Balgowlah/Manly Vale is a residential and family-friendly suburb. A brightly lit fast-food drive-through is inconsistent with the area's atmosphere and will erode the community's character.

For these reasons, I respectfully request that Northern Beaches Council reject Development Application DA2025/0132.

Thank you for considering my submission.

Sincerely,
Lynne Simonds
38 Quinlan Parade
Manly Vale NSW 2093