
From: Emma Joseph
Sent: 26/02/2025 12:51:14 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0132 Submission

To whom it may concern,

I am writing to formally object to the DA submission made by McDonalds at 37 Rosebery St, Balgowlah.

As a nearby resident of nearly a decade, I have a number of objections to this submission.

1) Traffic Congestion

As industry has moved out and commercial businesses have moved in to Rosebery St, traffic has significantly increased. The round-a-bout on the corner of Kenneth road and Rosebery st is a constant bottleneck with flow on effects to entering onto Condamine st. I can't imagine how this already failing intersection would cope with a McDonald's and the traffic it would bring. This sort of business is better suited to a main road site.

2) 24 hour opening hours issues

Manly Vale and Balgowlah are primarily residential suburbs. Whilst we enjoy the various commercial businesses on offer, a 24 hour business is completely out of step with the neighbourhood. Noise, traffic, grease smells and undesirable activities would negatively impact residents after hours.

3) Out of step with residents tastes

Does McDonald's not remember that their business failed in Manly due to consumers healthier preferences? We may not be the suburb of Manly but Manly Vale and Balgowlah residents share a similar healthy ethos when it comes to food. The beaches are renowned for its healthy lifestyle and McDonald's couldn't be further from this.

I do so hope that Council can see that this submission has no merit and should be rejected.

Yours sincerely,

Emma Joseph