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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

06/03/2025

MS Katherine Beer
1 / 70 Kenneth RD
Manly Vale NSW 2095
[REDACTED]

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

Objection to DA2025/0132 - Demolition Works and Construction of a McDonald's Restaurant at 37 Roseberry St, Manly Vale

Dear Council,

I strongly object to the approval of Development Application DA2025/0132 for the demolition and construction of a McDonald's restaurant, including signage, at 37 Roseberry St, Manly Vale, on the following grounds:

1. Traffic and Parking Concerns

The proposed development will significantly increase traffic congestion in an already busy area. Roseberry Street and the surrounding roads are not designed to accommodate the high volume of vehicles, including drive-through customers, delivery trucks, and staff parking. The increased traffic could lead to:

Safety hazards for pedestrians and cyclists, particularly given the proximity to residential areas and local businesses.

Increased wait times and bottlenecks at intersections, particularly during peak hours.

Overflow parking issues that will negatively impact local residents and businesses.

2. Noise and Operating Hours Impact

Fast-food restaurants typically operate for extended hours, often late into the night. The proposed McDonald's will likely generate excessive noise from:

Increased vehicle movement, including idling cars in the drive-through.

Loudspeakers and customer interactions at ordering stations.

Deliveries and waste collection at early and late hours.

This noise pollution will have a detrimental impact on nearby residents' quality of life, particularly in the evenings and early mornings.

3. Environmental and Waste Management Issues

Fast-food establishments are known to generate substantial waste, including plastic packaging, food scraps, and discarded promotional materials. The proposed McDonald's

could lead to:

Increased litter in the surrounding area, affecting local parks, waterways, and residential streets.

A rise in rodent and pest activity due to food waste.

Potential issues with stormwater drainage due to oil, grease, and waste runoff.

4. Health and Wellbeing Implications

The addition of a McDonald's in the area does not align with efforts to promote a healthy lifestyle. With growing concerns about obesity and diet-related illnesses, the council should prioritise developments that support healthier food choices and active lifestyles rather than facilitating another fast-food outlet.

Conclusion

The proposed McDonald's development at 37 Rosebery St, Manly Vale, presents serious concerns regarding traffic congestion, noise pollution, environmental impact, and public health. Given these issues, I urge the council to reject DA2025/0132 in favour of developments that better serve the needs and wellbeing of Manly Vale residents.

Sincerely,

Katherine Beer
Local Resident