
From: Mark Dover
Sent: 5/03/2025 8:05:58 PM
To: Council Northernbeaches Mailbox
Cc: Adele Heasman; Sue Heins; Ruth Robins; Candy Bingham; Bonnie Harvey; Sarah Grattan
Subject: TRIMMED: RE: Opposition to Proposed DA by McDonald's in Roseberry Street, Manly Vale 2093

Mark Dover
Unit 15, 41 Roseberry Street, Manly Vale 2093

Subject: DA2025/0132 - Opposition to Proposed Development Application by McDonald's in Roseberry Street, Manly Vale 2093

Dear All

I hope this letter finds you well. My name is Mark Dover and I am a concerned resident of 41 Roseberry Street, Manly Vale. I am writing to formally express my opposition to the proposed development application submitted by McDonald's to construct a 24/7 restaurant in our residential area. As someone who values the well-being of our community, I believe that this development poses several serious concerns that must be addressed before any approval is granted.

Firstly, our residential area, specifically in that area of Roseberry Street, Kenneth Road and Condamine Street is already grappling with significant traffic congestion issues. The addition of a McDonald's operating 24/7 will undoubtedly exacerbate this problem. The increase in human traffic, as well as the influx of vehicles and delivery trucks, will contribute to further congestion on our streets, leading to longer commute times and increased frustration among residents.

Secondly, the continuous operation of a McDonald's restaurant will likely result in heightened levels of air pollution, noise pollution, and rubbish pollution. The constant flow of traffic and the presence of a fast-food establishment will introduce more exhaust fumes, noise from vehicles and patrons, and litter from discarded packaging. These environmental impacts will degrade the quality of life for residents, particularly those living in close proximity to the proposed site.

Moreover, there is a concern that the establishment of a 24/7 McDonald's could attract delinquent behaviour and create safety issues in our neighbourhood. The late-night operation of the restaurant may encourage loitering and undesirable activities, which could compromise the safety and security of our community.

Furthermore, the increase in heavy vehicle traffic required to support a fast-food restaurant of this nature could potentially lead to road damage. The frequent movement of delivery trucks and other large vehicles may place additional stress on our roads, leading to deterioration and the need for costly repairs.

In conclusion, I urge you to carefully consider the negative implications of allowing this development to proceed. Our community's well-being, safety, and quality of life are at stake. I respectfully request that you deny the development application submitted by McDonald's and prioritise the interests and concerns of the residents of Roseberry Street and surrounding areas.

Thank you for your attention to this matter. I trust that you will make a decision that reflects the best interests of our community.

Yours sincerely,

Mark Dover