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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

07/03/2025

MS Nicole Briscoe
10 / 52 - 54 Gordon ST
Manly Vale NSW 2093
[REDACTED]

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

Dear Assessing Officer

I have lived in the area for 15 years and been an owner since 2011 - and thankful to have only the 1 fast food outlet in our area with preference going to smaller businesses and more nutritious options.

I frequently use Woolworths, ALDI, Bunnings, 7 miles and Harvey Norman and know the area of the proposed site well. I already experience on many occasions (possibly 40%) terrible traffic congestion when having to engage and/or pass through the roundabout at Roseberry Street and Kenneth Road. The issues with traffic attempting to exit Kenneth onto Condamine are well known and a frustration for all.

In addition to the regular traffic that clogs this area, a new McDonalds will invite exponentially more traffic into this already difficult area.

There is a social impact as well with children being drawn towards fast food establishments after school and then mixing with undesirable characters who have been known to 'hang' in McDonalds and their carparks in other areas.

There is nothing in this proposal that is of benefit to Manly Vale or its residents, and I'm strongly against it.

I can be contacted on my attached number for clarification.

Yours sincerely

Nicole