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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/06/2025

MS Agnesa Simcic
- 31 Parkes ST
Manly vale NSW 2093
[REDACTED]

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

Dear Sir/Madam

I am submitting in opposition to the proposed McDonalds fast food venue in Manly Vale.

Despite precision revisions made to the application, I and members of my family & community remain strongly opposed to the development.

As so many have noted already, increase and disturbance to an already problematic traffic congestion is one concern.

The suggested roundabout poses new Congestion and Safety Risks at Hayes and Roseberry Streets by

- Failure to relieve pressure from Roseberry Street
- Introduce queuing issues up to 339m, according to the traffic report itself
- Remove at least 3 on-street parking spaces, impacting residents
- Endanger pedestrians, particularly school children and elderly users, by removing pedestrian priority at the junction

In addition, it is my understanding that the traffic reports have not assessed the area during peak weekend times or school times. This would give an extremely poor reflection of actual traffic volume and existing concerns - the area in a weekend is almost always at a standstill.

This also does not address health and public safety issues caused by increased traffic congestion & pollution.

In fact, the entire proposal fails to address health concerns at all, particularly in an economy with ever rising health costs related to obesity, diabetes and heart disease- all of which absolutely impacted by fast food and particularly those promoted to young people, such as McDonalds.

Finally, other concerns for local health, wellness, and public safety

- increase in crime rate
- influx of non-local crime as easy to access
- security risk especially for older people, young people & young women using the BLine in the evenings
- increases litter and general waste

- increased industrial waste (and required increase in services for removal)

Overall I cannot see a single benefit of this particular development to this area, which is already rich with eateries of all kinds, including fast food and late night options.

Perhaps your planning should centre on health & community focussed developments that would connect & improve the lives of the families, children and businesses in this area.

Regards,
Agnesa Slmcic