
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/03/2025 6:38:58 PM
To: DA Submission Mailbox
Subject: Online Submission

11/03/2025

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

To whom it may concern: I am a resident of Roseberry Street, Manly Vale and I am gravely concerns about the DA for McDonalds at the cross section of Kenneth Road and Roseberry Street. A number of issues strike a cord with me as concerns. Firstly, traffic. It's an issue driving into and out of this area - Condamine St northbound into Kenneth; the roundabout at Kenneth and Roseberry; along Roseberry southbound; Kenneth westbound turning both left and right. There is a new residential development on the west side of Condamine and Kenneth that will also increase traffic. Getting into and out of the only entrance to 41 Roseberry is also currently an issue. Secondly, parking - with a full council car park each day the streets are full with the overflow of commuters. McDonalds proposes to take away 4 of these spots on Roseberry for traffic flow. It's already impossible to have people visit and park on the street, to have a courier drop off or to have a taxi pick up. Thirdly, the suggestion of a 24 hour operation does not make sense directly across from a residential zone. Residents should have the right to peace and quiet past 10pm and before 7am. With the current KFC and B1 bus lines in close proximity we are already attracting unwanted visitors hanging around the area. This extra late night business would increase these issues. My fourth concern is around pollution - litter and air pollution. We pick up food scraps and garbage from KFC and from other things people have dropped as they come off the B1. This will add to the issue. The smell of fried food will also stay in the air, making it a concern for the health and well-being of the local residents. Finally, my fifth concern as a result of the compounding issues mentioned above is the vermon from the pollution and unwelcome smells that McDonalds will bring to the area. I do hope this council will reconsider this DA carefully for the sake of this community, its taxpayers and its youth. We do not need another McDonalds on the Northern Beaches.