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To: DA Submission Mailbox
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08/03/2025

MR Steven Vanags
- 32 Horning PDE
Manly Vale NSW 2093
[REDACTED]

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

Roseberry Street is already a high traffic street. Between Kenneth Road and the two blocks to the other end of the street we have Woolworths, Aldi, Harvey Norman and Bunnings as well as a group of shops including a quality butcher and popular cafe. There is also a carpark on Kenneth Road for the B1 bus service that requires exiting traffic to loop around the roundabout on Roseberry Street to get back to Condamine Street. Apart from this Roseberry is the only connecting road between Manly Vale and Balgowlah or Manly for local residents. Given this there is already too much traffic in the area. Then we have the proposed business for this site. Wherever you locate an entry and exit to the site it is going to block up traffic even more than it already is at many times of the day. Council should also consider the quality of the business proposal for the community. We recently stopped at McDonald's in Heathcote on the way back from Wollongong. Haven't been to McDonald's since the kids were young so weren't expecting anything special but to put it simply the food was disgusting, we had to wait half an hour and they got the order wrong. The company obviously cannot offer any reasonable level of consistency in its product however poor it has always been. Further to this I live on the hill above the KFC on the corner of Kenneth Road and Condamine Street. Traffic is often blocked just trying to cross into Kenneth because of the drive through queue feeding back out along the street. From time to time we have also found rubbish from KFC just chucked in the street and we are two blocks up a steep hill from KFC. I can't imagine McDonald's will be any better. For all these reasons I recommend you reject this proposal. It does not serve community interests.