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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

31/05/2025

MR Cameron Gregor
30A Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

Hello,

I am writing in objection to the development application DA2025/0132 - New - Demolition works and construction of a restaurant (McDonalds) including signage.

I am confident there is very little support from any of the local residents. This application is only of benefit to McDonalds Australia, and to any non-Manly Vale residents that may be passing through the area looking for some food.

The current traffic situation of Roseberry St / Kenneth Rd is already unable to deal with peak usage and weekend usage.

It is already unsafe for pedestrians to make crossings at the Kenneth Rd / Roseberry St intersection. The introduction of 100+ cars per hour as indicated by the traffic report, as well as drivers who will be distracted by their recent drive-thru purchases will make this even unsafer.

The submitted traffic plan does not offer anything tangible that mitigate this.

I also object to the 24 hour operation of a fast food restaurant in our suburb. I worked at McDonald's Brookvale for 6 years when I was younger which was a 24 hour restaurant. From my experience this reliably encouraged anti-social behaviour, particularly on weekends. I strongly object to the 24 hour operation of a fast food restaurant in Manly Vale. It is completely out of character for our neighbourhood. There are no other 24 hour fast food restaurants in this area.

Lastly, I object based on the health impacts of introducing more fast food outlets to our local neighbourhood, particularly on young people. The location of this restaurant would be very influential on those travelling on buses via the Manly Vale stop. It is likely to be a habit-forming convenience for this demographic e.g. "I'll just get something from McDonalds on the way". I don't object to enjoying fast-food occasionally but when it is introduced to a daily routine it can have gradual and significant affects on health. I believe the local residents would be the greatest impacted by this.

There are many recent developments in Manly Vale and I have welcomed them as they have mostly been a benefit to the local residents, this application does not seem to be one that has any benefit. I sincerely hope this application is rejected, I promise you that if you reject this application, McDonalds will move on, with the only affect that perhaps some executive won't

get their bonus this year, and will have to look for a new, more logical location.

Regards,

Cameron Gregor