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Sent: 23/05/2025 8:09:42 AM
To: DA Submission Mailbox
Subject: Online Submission

23/05/2025

MR Ally Porter
1 / 48 Lovett ST
Manly vale NSW 2093
[REDACTED]

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

Dear Sir Madam,

My name is Dominic O'Kelly. I own a property with my wife at 1/48 Lovett St, Manly Vale.

I have never emailed council about a development proposal in my life- but I am so strongly in opposition of the proposal to build a macdonalds at 37 Roseberry St that this will be my first time.

The reasons that I am opposed to this development are:

1. It will produce a huge traffic burden on an already hugely congested, single lane road. The traffic there in the mornings and afternoons often results in traffic being at a standstill from traffic waiting at the lights- so adding traffic entering or exiting the macdonalds or particularly the drive through is going to make it absolutely ridiculous.

They make no provision for improving the road amenities nor the ability for pedestrians in a high foot traffic area often involving prams, school kids, bikes. A development of this scale from a company of their size should be made to add value to the local infrastructure, not just add burden.

2. It does not fit with the existing businesses or the trend of the area. That street is filled with gyms and businesses that focus on health and wellness- a fast food venue like this is not going to fit with the vibe of the area.

3. The area already has too many large businesses. What it needs are small businesses focusing on the needs of the local community. If 7 Mile Coffee was to move from that location I would much prefer to see a number of smaller local businesses move into the area. A cafe, a delicatessen or somewhere that adds to the local community would be a vastly better option.

While I understand the rights of businesses to sell and buy land- I think that this is not acting in the local interest of being a healthy neighbourhood- and I think that the loading placed on the local roads will be completely unacceptable- and I hope you will bear this in mind in your consideration of whether or not to propose with this application.

Many thanks and kind regards,