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**Sent:** 26/02/2025 3:27:39 PM  
**Subject:** DA 2025/0132

This email registers my objection to DA 2025/0132 concerning the provision of a McDonalds facility in Manly Vale at 37 Roseberry Street. The main factors for my objection are:

- \* Effect on the already very heavy traffic load in the area which regularly gridlocks the surrounding roads. Manly Vale is listed in the State Government plans for higher density residential building and an increase in vehicles will exacerbate the existing state of affairs

Main environmental and other factors including:

1. 1. Increase in rubbish/litter not only near the facility but also further afield as the munchers discard their packaging; resulting increase in vermin
2. 2. Air, noise and light pollution
3. 3. Pedestrian safety with the almost certain increase in delivery bikes, fat bikes, e bikes, cars in the street
4. 4. Flooding potential - Roseberry is regularly flooded during heavy rain. The proposed development is also near the flood catchment running along Kenneth Road and down the rest of Roseberry to Coles in Koorala
5. 5. Road damage from extra delivery trucks (potentially 24/7)- Roseberry has been patched regularly in the last few years causing extra expense for tax payers
6. 6. Streetscape deterioration, lack of tree canopy
7. 7. Anti- social behaviour is already an issue on the Northern Beaches and a 24/7 facility (the only one in the area) will act as a magnet for gatherings, for example, when people exit public transport. The safety and well being of the local community is likely to be affected.

General

I have lived in Manly Vale for 6 years. At first it presented as a rather shabby, rundown suburb. In the intervening years it has lifted its game with the emergence of higher quality retail and improved aesthetics, for example tree planting and local businesses landscaping improvements. The addition of a 24/7 fast food premises will dilute these improvements and even discourage other retailers from operating their business in the suburb. And how long before KFC requests 24/7 opening?

Please consider these points when considering the application by McDonalds.

Thank you  
Jean Cole  
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Manly Vale