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Sent: 4/06/2025 7:58:10 PM
To: DA Submission Mailbox
Subject: Online Submission

04/06/2025

MR Adrian McBain
6 / 228 - 232 Condamine ST
Manly Vale NSW 2093
[REDACTED]

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

The Rosebery St and Kenneth Rd intersection is an absolute traffic block during peak times, including weekends. Additional drive through traffic will make things worse. Considerations must be made for traffic flow around Roseberry St and Kenneth Road, especially at the Kenneth Road and Condamine St intersection traffic lights. Adjustments to the traffic lights are likely a necessity to allow the traffic to flow, and hence an impact assessment should be completed to understand how it may impact the traffic flow on Condamine St and surrounding area. Kenneth Road is main traffic artery and adding additional stress is likely to require additional works to current infrastructure.

Furthermore, there are many residents living nearby, including myself. The whole area will smell like McDonald's (which I personally dislike, especially for prolonged periods). I wouldn't want that to impact my property value negatively.

Additionally, with the extra waste that I would anticipate from McDonalds' customers, it would be essential to add more public rubbish bins and street sweeping in the surrounding streets to help mitigate the additional anticipated waste.