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10/03/2025

MR Paul Cole
6 Lakeside CRES
North manly NSW 2100
[REDACTED]

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

Dear Sir / madam

As a local Manly Vale resident I am concerned about the McDonalds development application DA2025/0132

My initial concern like most other residents in Manly Vale was to do with traffic congestion , noise, light pollution and how a 24hr opening would bring antisocial behaviour to an otherwise relatively quiet suburb.

Even the local pub closes at 9 pm so I have no idea why a 24 hr establishment would even be entertained in the local neighbourhood.

In regards traffic congestion - having read through their submission its clear that this has not been properly investigated.

They have done a study over 2 days in November and used data from 2016 to support this . Needless to say I think 2 days is grossly inadequate not to mention the use of old data seeing how much the area has changed since 2016. Aldi , Gym , furniture stores and a soon to be inhabited development on the cnr of Kenneth & Condamine Street . All adding to an already congested road / Area

Light and noise pollution are also a real concern for us , I am not aware of any businesses that are open past 10 pm so it seems unreasonable to consider a 24 hr application. Even the local microbrewery, shuts at 9pm.

Whilst probably a much bigger discussion and in the national news right now although perhaps for a different forum are health concerns , its no coincidence that McDonalds and simliar business's open near schools , this application would place it right between Stella Maris collage and Manly Vale public school not to mentioned a bus stop which services many other local schools. As parents we always encourage kids to make the right choices but this becomes hard with the over saturation of fast food restaurants.

In conclusion I would strongly suggest council reject this application at 37 Roseburry Street Balgowlah based on the inadequate traffic study supplied and the safety for local residents. Put simply its an inappropriate location for such a business even if the community wanted it which clearly it does not .

Yours sincerely

Paul Cole