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Sent: 3/03/2025 2:58:55 PM
To: DA Submission Mailbox
Subject: Online Submission

03/03/2025

MR Robert McGowan
12 / 13 Fairway CL
Manly Vale NSW 2093
[REDACTED]

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

To the Assessing Officer,

I would like to raise my concerns with the proposed McDonald's development at 39 Roseberry Street as I feel this will have a detrimental impact to our residential streets.

For anyone familiar with the area, the Roseberry St/ Kenneth Road is a particularly active intersection, and cars are frequently backed up to the roundabout from Condamine St during busy hours of the day. The current flow on effects cause queuing within the carparks of the various retailers along Roseberry St, as well as along Roseberry St itself back towards the roundabout at Balgowlah Road. The street is unsafe enough as it is, and introducing further vehicle movements, as well as the proposed southbound right hand turn into the McDonalds site, is shortsighted to say the least. This would only create further chaos at this intersection as northbound gridlock would prevent vehicles entering the site, and southbound traffic backing up to Kenneth, and back to Condamine.

Not to mention the health implications of introducing another fast food outlet into the area, which there is significant research to support its detrimental health impacts.

There are far more suitable sites for McDonalds to consider for one of their restaurants on an actual major thoroughfare corridor, as the traffic impacts, health impacts of the food itself and the inevitable noise, litter and loitering issues are not needed in our residential community. There are apartments directly across the road which do not need this impact to their lives.