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To: DA Submission Mailbox
Subject: Online Submission

13/03/2025

MRS Joanna LynskySmith
2 - 2 Burchmore RD
Manly Vale NSW 2093
[REDACTED]

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

Dear council

I would like to please raise my desparate concerns about the proposed development of a new McDonalds on Roseberry Street Manly Aale, and we would like to please object to the council approving this DA due to the following reasons:

1. The traffic along Roseberry street (and in particular at the traffic circle on the corner of the proposed development site) and Kenneth rd is extremely bad and congested already on week days and on weekends. Because of the cafes and Bunnings at the top of the road and then multiple retails stores along Roseberry street. Adding a McDonalds on the end of this road will make traffic significantly worse! Plus bring a considerable amt of new cars into the area , like trade vehicles every morning which currently do not enter the manly vale suburb when they travel along Condamine street into the city or up the northern beaches towards Dee Why
2. There is already a KFC located directly opposite the proposed development site on Condamine street , so another "fast food" restaurant is definitely not a necessity that is required in manly vale
3. Based on the KFC and the poor state of the car park and public footpaths and areas surrounding the KFC store in manly vale, we can already see how much excess rubbish and litter is left around fast food restaurants - why will definitely occur if there is a McDonalds opened on Roseberry street. Which is a major concern for the local residents and manly vale community , bringing litter, rats , cockroaches and other vermin into manly vale suburb and causing an environmental impact on the residential neighbourhood
4. Increase in the noise in the area with early morning and late night visitors to the McDonalds in the middle of a residential area will cause significant disruption to the local residents and apartment buildings directly opposite the development site . By comparison in Brookvale the McDonalds is located in an industrial area and does not have the same major impact on residential apartment buildings and the tennants. Brookvale has been designed for commercial use in that location and suitable for a McDonalds store
5. The safety of local residents , children walking and riding to the many local schools and playing fields in the area will all be heavily impacted by the additional traffic on Kenneth rd and Roseberry street and pose a safety risk for the community

6. A substantial amt of money has been spent and invested in the Manly Vale area over the last 10years to upgrade the shops and public footpaths and walk ways and area along Roseberry street. Including a B Line bus stop and new multi story car park covered in plants and flowers to meet the environmental requirements. Opening a McDonalds right in the heart of the neighbourhood will degrade the whole area and waste all the time , money and Government Resources invested into the neighbourhood by council and retail stores and government over the past 10years!

7. Late Night McDonald's stores and drive through car parks have a reputation for attracting disruptive youths, graffiti artists, etc - all having a major impact on the local community and the safety of our homes and families

In summary , for all of the reasons mentioned above I would all like to strongly object to council approving this development application. For the best interest and safety of the manly vale residents, our children and the local community.

Best regards
Joanna Lynsky-Smith
Burchmore Rd, Manly Vale
Home owner and local family resident