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To: DA Submission Mailbox
Subject: Online Submission

22/05/2025

MS Sascha Fraser
3A - 3A Jacaranda PL
MANLY VALE NSW 2093
[REDACTED]

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

I am in opposition to the proposed MacDonalds fast food restaurant for Manly Vale. My primary concern is the traffic. I live a few hundred metres from this location and drive around there regularly.

I note that the traffic assessment already ranks this spot as below 'acceptable delays', and you are proposing to add a business that will undoubtedly materially add to the this problem, rather than improve it or even leave it static. Many patrons in cars will turn off the main road and use the Roseberry St roundabout, which will add to that already slow intersection. Further, cars heading west up Kenneth road to turn right onto Condamine St frequently back up from the feeder lane right back to the roundabout, putting the roundabout at a complete standstill, and backing traffic up right down south Roseberry St. Please do not short sightedly add to this traffic snarl.

I have a unique perspective on this issue. I live on the other side of the Kenneth Rd and Condamine St intersection, and am regularly incensed by the long traffic jam down Kenneth Rd created by cars backing up waiting to turn right into the KFC drive through, and I have to sit for many minutes trying to get to my house or to school pick up a few hundred metres away. The jam goes right down to the intersection, meaning northbound cars on Condamine St in the far left hand lane wanting to turn left up Kenneth Rd sometimes get backed up on Condamine St, which is very dangerous on a fast flowing road at a major intersection. I have complained about this to the council to no avail. Given the issue already exists in a very similar venue, very close by, this is almost certainly going to be a problem at the MacDonalds site too. And now that KFC is already built, there is little council seem to be willing or able to do about the problem, which makes me think it will be the same for MacDonalds. I need to put this in writing for consideration for this MacDonalds proposal, so that council cannot say after the fact that they were not warned.

We already have a fast food option just a few metres away (KFC), and MacDonalds already a few minutes drive down the road at Warringah Mall, so this market segment is well catered for in the area.

With many Manly Vale shops on the busy main road, what the community needs is to move towards the sorely lacking 'village' feel on Roseberry St, which MacDonalds certainly does not encompass. It will likely take many years for this village feel to eventuate, and it will require long term vision from the council; supporting a MacDonalds on the site does not fit with this long term vision, it is incredibly short sighted.

Having this business very close to the bus stop will encourage drunk people at night to get off the bus to visit MacDonalds. Once upon a time I was one of these people, and I don't want that person to be further encouraged into my quiet suburb in the evening now! I moved to Manly Vale for its quiet, suburban feel.