
Sent: 30/05/2025 9:45:53 PM
Subject: DA2015/0132

Dear Sir/Madam

Address: Lot 100 DP 1199949 37 Roseberry Street Balgowlah

I am writing to oppose the development application with amended plans for the construction of a McDonalds restaurant.

The amended plans do not address my original concerns, which I will restate. We regularly travel along Kenneth Road and experience traffic congestion as cars wait to turn into the KFC. On many occasions, these cars extend into the main intersection. This is particularly noticeable between 11.30am - 1.30pm and again from 3pm - 7pm during peak hour.

This exact issue will happen on the opposite side of KFC with traffic turning off Condamine towards Manly and into Roseberry Street, as cars wait to cross already congested traffic to get into the proposed McDonalds site. With the current retailer mix in Roseberry St, there are constant large trucks making deliveries. During school drop off and pick up times and on Saturdays, traffic is particularly congested along this street. Again, this will be exacerbated with the development of yet another fast food outlet. This area is often at a standstill along Roseberry Street as traffic tries to feed off Roseberry and head to Manly, the City or Brookvale. This development will bring more traffic to the area - many vehicles that would not normally need to be in this area.

Many Vale is a small community. It does not warrant two fast food operations. We will see a rise in unsociable behaviour, with people getting off the BLine buses at Manly Vale to specifically go to McDonalds late at night. It will increase loitering late into the night, noise and garbage. They will then loiter at the bus stops on Condamine Street. This presents a real threat to the safety of the community and increases the noise for the residential apartments that line all the surrounding areas.

This is about protecting a small community from being taken over by fast food operations. We don't need it, we don't want it. We have a large selection of small business operators running cafes and coffee shops. These businesses will also suffer if you allow this corporation to push their way into our community.

We have many schools in the local area, which might be a wonderful opportunity for McDonalds, but it will be disastrous for the health, safety and wellbeing of our youth.

I hope Council will consider the health, safety and wellbeing of its community and stop this development from proceeding any further.

Kind regards

F Kenny