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To: DA Submission Mailbox
Subject: Online Submission

25/05/2025

MRS Maic Tanguy
ST
Manly Vale NSW 2093
[REDACTED]

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

Thanks for giving the opportunity to comment on the proposal. I object the proposal. A drive-through McDonald doesn't seem to be the best development for this site for the following reason:

- This type of development and urban form (with parking and drive through lanes) doesn't seem to be strategically compatible with the low to medium rise housing reform which encourages increased density and sustainable development in Manly Vale. It goes backward compared to the existing development. It is also a missed opportunity for a mixed development combining ground floor retail with potentially light industrial and/or apartments, if that is allowed by the zoning.
- The fast food outlet, together with the proposed drive through and parking, will encourage significant amount of car traffic, compared to another type of development (see trips generation rates from guide to TIA for comparison). This will impact both the liveability of the area, the safety of people walking and cycling, and the congestion at nearby intersections.
- There are already other fast food options in the area (1 KFC nearby in Manly Vale, and 2 McDonalds in Brookvale). Another fast food outlet will not add options and diversity to the current dining scene in Maly Vale, which is a shame as options (and in particular healthy options) are currently limited. New options would be welcome.
- The parking area of the proposed McDonald development could encourage antisocial behaviour

This type of development is appropriate in other places, but not across the area defined as town centre and not just next to the B-line stop, where we should encourage more activation and walk friendly developments, where possible. It is lacking a place to meet people and linger in Manly Vale but please don't let it be the parking lot of the McDonald, this is not what I'd like for the future of the suburb.

Thank you.