
Sent: 3/03/2025 9:47:10 PM

Subject: Objection to Proposal (DA2025/0132) – McDonalds 24hr Restaurant @ Cnr 37 Roseberry Street & 75 Kenneth Road, Manly Vale.

Development Proposal – DA2025/0132
Lot 100 DP – 37 Rosebery Street, Balgowlah
McDonalds Restaurant

To whom it may concern.

Please find here my objections to the proposed development of the site at 37 Rosebery Street, Balgowlah (Manly Vale). As a local ratepayer, I will outline my objections in relation to the local area as I know it, and how it will be effected, along with how local residents much closer to the proposed development will also be effected.

1. The local road in question, at the intersection of Rosebery Street and Kenneth Road is a major thoroughfare for people gaining access to Condamine Street for traveling north and south onto the Burnt Bridge Creek deviation to head towards the city. Cars and express buses use this road in large numbers on a daily basis. It can become a carpark at different times both in the morning and evening as cars wait on the traffic lights allowing access to this major road supplying traffic into the city in particular. Allowing a drive through service anywhere near this road is a recipe for disaster.

2. McDonalds will become a place for people to congregate at any time of day or night; in particular because this is proposed to be a 24hr establishment. It will draw the vital resources of the police multiple times a day when the many apartments in the immediate vicinity place noise complaints, not to mention car engines, car stereos, and general obnoxious behaviour. Noise and light pollution are a real concern for the residents in the immediate area; and what of their property values? At a time when we should be building homes, we are building fast food outlets for someone that doesn't live here to make a fortune. McDonalds never fails to make money, and it will make one or two people rich at the expense of 500+ homes, apartments and house as their property prices plummet as no-one will pay a premium to live across the road from a 24hr McDonalds. This will cause unnecessary grief, heartache, stress, and fear for local residents and rate-payers. I would suggest that a site further down Rosebery Street on the other side of ALDI and Woolworths would be more suitable as it is away from houses within a more light-industrial area, but I think that they would not want to be too far off of Condamine Street, and we would still have issues of traffic on Kenneth Road.

3. I think it is a case of semantics that the street address is listed as 37 Roseberry Street while the current business 7 Miles Coffee Roasters has a street address of: 75 Kenneth Road, Manly Vale. The much busier main thoroughfare that I described earlier. I think that this is a strategy so as not to draw attention to the fact that all traffic will have to use Kenneth Road and it's small round-a-bout to get into the site, and to get out of the site. This is also the roads by which ALDI and Woolworths trucks, along with other large vehicles for Harvey Norman and Bunnings off of Condamine Street, onto Kenneth Road, and then into Roseberry Street.

I can see only devastation for the local area if this proposal is granted at this particular site. It is a beacon because of the B1 bus line where people can get off of a B1 within 3 minutes walk of the site and get back on another B1 bus within 10 minutes. This will be possible as 12am,

1am, and 2am; as long as the B1s are running. It will become a meet-point for people of all ages and stages of intoxication, mixing with young people who cannot access pubs and clubs. I truly believe that McDonalds is proposing this site for a franchisee as they know that it will make a large amount of money at a cheap price. Why did they not move on the site which is now King Living, or propose something to Bing Lee or Snooze?

Thanks for the opportunity to voice my opinion.

Regards. Kevin Lord

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