
Sent: 21/02/2025 3:06:01 PM
Subject: opposition to DA2025/0132

Hi NB Council,

I would like to lodge a opposition submission against the proposal for a new McDonalds on the corner of Roseberry Street and Kenneth Road in Manly Vale under DA2025/0132.

I am a resident and rate payer located on Koorala Street in Manly Vale a short distance (100 metres as the crow flies approx) from the proposed site.

My concerns in no particular order

- The intersection on Roseberry and Kenneth is already very dangerous and congested, adding a high traffic business at that intersection would be a serious safety risk to both drivers and pedestrians.
- The added noise and traffic from a long hours business would be an issue for the residents.
- The smell from the business would permeate the medium density housing immediately alongside and surrounding the proposed site. To be exposed to the smell of that food being cooked 24/7 would be terrible.
- Considering the increased pressure on street parking for the residents in this area, due to the proximity of the B-line, you would be better using that space as additional parking for B-Line travellers, thus relieving some pressure for those of us who live here and end up having to park streets away.

As an aside, I believe we should be promoting better healthy eating options for the community, not fast junk food.

Thanks
Steve Winnick