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To: DA Submission Mailbox
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23/05/2025

MS Katherine Deves
- 10 Sunshine ST
Manly Vale NSW 2093
[REDACTED]

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

The intersections at Kenneth & Rosebery, & Kenneth & Condamine already do not cope with the amount of traffic, in particular at peak times. There have been multiple occasions where the intersections become blocked, creating traffic gridlock & creating serious hazards on the road

. I have lived in this neighbourhood for 12 years, and there have been multiple occasions where I have witnessed pedestrians on Condamine or Kenneth nearly taken out by vehicles. It is inevitable that someone will be struck and severely injured or killed. Cramming in another high traffic fast food restaurant will only exacerbate this problem. There has been no plan put forward to manage the increased traffic flow.

A McDonalds would also invite antisocial behaviour with people loitering around, rubbish and additional road and foot traffic in otherwise quiet residential neighbourhoods.

The creation of a hub of KFC and McDonalds will invite young people to loiter and hang-out, and there is a real concern of unwanted anti-social behaviour, criminal behaviour, and increased noise.

This will be another unhealthy food option in the neighbourhood, with childhood obesity on the rise, this is unhelpful and unwanted by the community. The smell of fast food would also permeate the neighbourhood.

Aside from the strip around Condamine Street, Manly Vale is a largely quiet residential area, an early morning and late night fast food offering will severely diminish the quiet enjoyment of the surrounding neighbourhood, with increased traffic, rubbish, lighting & noise. This will have a significant impact on quiet enjoyment and property values.

The sentiment in the neighbourhood appears to be this is a so-called "done deal". I have not spoken with a single person in this community who agrees with putting in a McDonald's. To do so would be absolutely counter to the wishes of the people who live here.

As a homeowner, a ratepayer, and an active member of the community, myself and my family strenuously object to the imposition of another fast food restaurant that will severely impact the traffic, safety and quiet enjoyment.