

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/03/2025 9:21:14 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

13/03/2025

MR Ajay Plunket  
- 38 Parkes ST  
Manly Vale NSW 2093  
[REDACTED]

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

Dear Assessing Officer,

I am writing regarding the proposed Development Application for a McDonalds on the corner of Kenneth Rd and Rosebery St in Manly Vale. I am writing in opposition to this application.

This will have a profoundly negative impact on the community in the surrounding area. The most critical impact will be on traffic flow. This exact location is already one of the most significant traffic bottlenecks as traffic tries to flow from the large stores on Rosebery St onto Kenneth and then Condamine St. The additional traffic caused by the McDonalds will create a bottleneck that will completely choke the surrounding roads.

This part of Manly Vale is already underserved by public transport - this is going to have a fundamentally negative impact on the quality of life for residents.

This location is right on the border of residential areas and is not in alignment with the developing character of the suburb - I'm sure alternative locations can be found that have less impact on traffic flow and local communities.

I hope that the Council will see how negative the impact of this development will be - especially in relation to traffic, and prevent this application from progressing.

Kind regards

Ajay Plunket