
Sent: 10/06/2025 2:17:04 PM

Subject: DA2025/0132 - Lot 100 DP 1199949 37 Roseberry street Balgowlah - Local resident objection to McDonalds on Roseberry street Manly Vale

Dear council

Thank you for the notification letter about the amended plans for the above DA application.

We would like to please raise our sincere concerns Again about the proposed development of a new McDonalds on Roseberry street manly vale, and we would like to again object to the council approving this DA due to the reasons listed below.

The amended DA application has done nothing to remove or alleviate the below major issues, and the impact on the residents and community will be extremely detrimental. There is absolutely no benefits for the local residents except increased traffic, noise pollution and unhappy community living for all of those homes and people impacted, who will be left with the rubbish and food remains after people leave the McDonalds car park!

1. The traffic along Roseberry street (and in particular at the traffic circle on the corner of the proposed development site) and Kenneth rd is extremely bad and congested already on week days and on weekends. Because of the cafes and Bunnings at the top of the road and then multiple retails stores along Roseberry street. Adding a McDonalds on the end of this road will make traffic significantly worse! Plus bring a considerable amt of new cars into the area , like trade vehicles every morning which currently do not enter the manly vale suburb when they travel along Condamine street into the city or up the northern beaches towards Dee Why

2. There is already a KFC located directly opposite the proposed development site on Condamine street , so another "fast food" restaurant is definitely not a necessity that is required in manly vale

3. Based on the KFC and the poor state of the car park and public footpaths and areas surrounding the KFC store in manly vale, we can already see how much excess rubbish and litter is left around fast food restaurants - why will definitely occur if there is a McDonalds opened on Roseberry street. Which is a major concern for the local residents and manly vale community , bringing litter, rats , cockroaches and other vermin into manly vale suburb and causing an environmental impact on the residential neighbourhood

4. Increase in the noise in the area with early morning and late night visitors to the McDonalds in the middle of a residential area will cause significant disruption to the local residents and apartment buildings directly opposite the development site . By comparison in Brookvale the McDonalds is located in an industrial area and does not have the same major impact on residential apartment buildings and the tennants. Brookvale has been designed for commercial use in that location and suitable for a mcdonalds store

5. The safety of local residents , children walking and riding to the many local schools and playing fields in the area will all be heavily impacted by the additional traffic on Kenneth rd and Roseberry street and pose a safety risk for the community

6. A substantial amount of money has been spent and invested in the manly vale area over the last 10years to upgrade the shops and public footpaths and walkways and area along

Roseberry street. Including a B Line bus stop and new multi-story car park covered in plants and flowers to meet the environmental requirements. Opening a McDonalds right in the heart of the neighbourhood will degrade the whole area and waste all the time , money and Government Resources invested into the neighbourhood by council and retail stores and government over the past 10years!

7. McDonald's stores and drive through car parks have a reputation for bringing a demographic of people to the neighbourhood which could include the likes of vagrants , criminals/thieves , disruptive youths, graffiti artists, etc - all having a major impact on the local community and the safety of our homes and families

In summary , for all of the reasons mentioned above we would all like to Again strongly object to the council approving this amended development application. For the best interest and safety of the manly vale residents, our children and the local community.

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Alun Kelly