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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

13/03/2025

MR Myles Leabeater
19 / 56 - 58 Gordon ST
Manly Vale NSW 2093
[REDACTED]

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

Hi,

I oppose this proposed development for the following reasons:

- The provided traffic report is, in my opinion, highly optimistic. To suggest there will be a negligible impact on traffic suggests a lack of understanding of the current local pressures (not reflected in the included modelling). Significant queuing issues exist already in the area and the added traffic of a McDonald's development will make this drastically worse. The proposal of allowing right turn entry off Roseberry further suggests a poor understanding of current conditions, as there would be extensive wait times to enter, resulting in bottleneck at the roundabout creating broader delays beyond Roseberry st.
- Heavy vehicle traffic from Woolworths, Aldi, Harvey Norman, Bunnings etc already pose hazards in this area and contribute to worsening congestion on what are already narrow and over-capacity roads.
- For many people coming to Manly/Manly vale, Kenneth road is the primary route. A McDonald's in this location will act as a gateway to the area which is not in keeping with the community's values.
- There is already a number of major fast food chains a short drive away (including a KFC on the other side of Condamine st and McDonalds in Brookvale). Given there is minimal foot traffic in this area, this location will be primarily serviced by customers with cars and therefore have the ability to access these local venues already.
- Introducing 24 hour fast food chains is further not in keeping with the community's values, particularly those who live directly opposite this site.
- Based on the provided submissions and social media coverage, it's clear that the community does not support this development - it is fundamentally in the wrong location.