
Sent: 9/03/2025 1:31:52 PM
Subject: Application number: DA2025/0132

To whom it may concern,

Our local busy neighbourhood of Manly Vale is endangered by the pending inclusion of yet another fast food restaurant in our already congested area. A development application has been filed for a McDonald's restaurant at 37 Rosebery Street, Balgowlah.

We face a pressing concern, as our neighborhood already hosts a KFC, which emits odour and litter, and contributes to traffic congestion at the intersection of Condamine Street and Kenneth Road. The addition of a new McDonald' is unnecessary with another existing in the nearby suburb of Brookvale along with a Hungry Jacks. There is also another McDonalds and other fast food outlets at Warringhah Mall in Brookvale, 2km from the proposed development and another McDonalds on Military Road, Cremorne.

The negative impacts of such development range from odor and litter to noise pollution and an increase in rodents. Most importantly, the potential for amplified traffic congestion. A traffic report that was submitted as part of the development application was incomplete, failing to assess the morning peak hours-already a hectic time due to inadequate traffic flow at the intersection of Kenneth Road and Condamine Street.

We are calling for a rejection of the application, taking into account the concerns of the local community, and to consider the cumulative impact of fast-food outlets on our neighborhood's environment and character.

Thank you for your attention to this very detrimental issue affecting our neighbourhood.

Kind regards,

Karen Adamson
Owner of property on Burchmore Road, Manly Vale.