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Sent: 11/03/2025 10:25:43 PM
To: DA Submission Mailbox
Subject: Online Submission

11/03/2025

MRS Bonnie Gibbons
1 / 50 Roseberry ST
Manly Vale NSW 2093
[REDACTED]

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

Traffic

The traffic surrounding the proposed site is already very congested and problematic. At peak hour times and on weekends especially Saturday mornings Roseberry street can be very congested. It is a very busy commercial street with many businesses creating a lot of traffic. There are many businesses such as Bunnings, Woolworths, Coles, North Shore Cement and Sand and Harvey Norman who all have large delivery trucks that hold up the flow of traffic. There is also the 90 degree parking bay at the shops at Roseberry Street and Balgowlah Rd that already holds up the flow of traffic at the roundabout at that end of the street. The right hand turn off Condamine on to Kenneth road after the Burnt Bridge deviation is likely to fill up and back up on the the Burnt Bridge Deviation. It already can take three light sequences to get through that right hand turn. The Kenneth and Roseberry roundabout is a busy roundabout. It often gets completely blocked. Drivers enter the roundabout without realising that the right and left hand turns from Kenneth on to Condamine are already full and then they are trapped in the middle of the roundabout and block the flow of traffic on the roundabout. The whole point of a roundabout is to increase and improve the flow of traffic through an intersection the addition of a McDonald's at this roundabout would definitely hinder the flow of traffic through this intersection as well as all of the surrounding intersections.

Smell

I live at 1/50 Roseberry St, Manly Vale and this is one of my greatest concerns. The stench of living near a McDonalds would be horrendous!

24hrs

24hours of extra traffic, lights, people, noise, drunk customers all night on weekends.

Litter

Our property will have to deal with extra litter blowing around our unit block as well as through the streets of our community and into our waterways.

Vermin

Rats and cockroaches

Loitering, trespassing and crime

24hrs fast food restaurants attract crime, I don't want my young family and their safety being compromised by trespassers, thieves etc.

Health of the community

I care about the health of our community especially our children and don't want extra fast food retailers in the community leading to poor food choices.

Property value

Please do not allow this to happen. My family and I are hanging on by a thread to living on the Northern Beaches. This is our home this is where my husband and I and our parents grew up, it is where my children, my husband and I are supported and loved by family and friends. I don't think we could stand living next door to a McDonald's and would need to move. All of the interest rate rises would mean we would not be able to afford to buy back in to our Manly Vale community or the Northern Beaches that we know and love. Having a McDonald's next door will also dramatically reduce the value of our home.

Please do not allow this development to go ahead.

Bonnie Gibbons

Very concerned resident of Roseberry St, Manly Vale