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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/06/2025

MR AvisJoy Keanly
ST
NSW
[REDACTED]

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

To whom it may concern,

I am writing to formally object to the DA submission made by McDonalds at 37 Roseberry St,Balgowlah.

As a nearby resident of 5 years, I have a number of objections to this submission.

1) Traffic Congestion

The roads of Kenneth road and Rosebery st are a constant bottleneck. The traffic report given fails to report the true conditions. Unlike the traffic report suggests, I have personally sat in traffic for over 20 minutes to simply make the 500m trip home from the grocery store or for over 10 minutes to travel from the roundabout to eventually turn north onto Condamine. This traffic congestion occurs at any time of the day on any given day, it is certainly not limited to weekday afternoons and Saturday midday, that is unfortunately very misrepresented in the traffic report. The intersection and surrounding roads congest due to the main traffic light on Condamine only allowing a very minimal amount of vehicles through for those travelling North. This is the main exit to Condamine for this entire area that is already overpopulated with commercial enterprises.

I can't imagine how this already failing intersection and surrounding roads would cope with a McDonald's and the traffic it would bring.

2) Opening hours, Crime & Anti-social Behaviour

The Crime Risk Assessment acknowledges that 24-hour fast-food outlets openly attract loitering,vandalism, and anti-social behaviour, parcularly at night. Would you like this across the road from your family home?

Manly Vale and Balgowlah are primarily residential suburbs. A 24 hour business is completely inappropriate for the neighbourhood. Noise, traffic and undesirable activities would negatively impact residents after hours.

3) Misaligned with residential ethos

Does McDonald's not remember that their business failed in Manly due to consumers having healthier preferences? The beaches are renowned for its healthy lifestyle and McDonald's couldn't be further from this.

4) Waste Management & Littering

Fast-food outlets generate significant litter, openly dispersed beyond store boundaries,

affecting footpaths, streets, and nearby residential areas. McDonald's does not take responsibility for cleaning public areas.

It all comes down to the fact that no one involved in the process to construct a McDonald's in this residential suburb really cares about how it impacts our lives as residents so long as they're pocketing the money. We can do better than that.