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**From:** David Smith  
**Sent:** 6/06/2025 8:17:05 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Formal Objection to DA2025/0132 – Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

I have reviewed the proposed amendments to the application and feel it does not adequately address concerns raised in my earlier objection.

I strongly oppose the planned McDonald's on Roseberry Street due to concerns about traffic, public health, local businesses, and community impact.

**1. Traffic Congestion**

The site is near major B-Line bus routes, and increased traffic will disrupt commuters, especially during peak hours. Drive-through queues will worsen congestion. The proposal to build a roundabout at Hayes Street contradicts previous traffic advice that a roundabout would not be feasible at this location, if not impossible. Doing so would extend traffic congestion further up Roseberry Street and severely impact access to existing local businesses.

**2. Public Health Risks**

Fast food contributes to unhealthy eating habits, particularly among children. Adding another outlet contradicts efforts to promote healthier lifestyles.

**3. Harm to Local Businesses**

Our neighborhood thrives on independent cafés and restaurants. A large fast-food chain threatens small businesses, reducing economic diversity.

**4. Mismatch with Community Values**

Our community values sustainability and supporting local businesses. A McDonald's does not align with these principles and will undermine the neighborhood's character.

**5. Unnecessary Expansion**

With two McDonald's locations within a 10-minute drive, an additional outlet is redundant and offers no real benefit to residents.

**6. Environmental and Social Concerns**

Fast food waste attracts vermin, leading to hygiene issues. Late-night activity can increase noise, vandalism, and law enforcement burdens.

For these reasons, I urge the committee to reject this proposal and prioritise developments that truly benefit the community.

Sincerely,  
David Smith