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**From:** Will Otteslev  
**Sent:** 28/02/2025 7:32:20 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Objection to Development Application DA2025/0132 – Proposed McDonald's at 37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I am writing to formally object to the proposed development application DA2025/0132 for the construction of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah. As a local resident, I have significant concerns regarding the potential adverse impacts this development may have on our community. My objections are outlined as follows:

### 1. Traffic and Pedestrian Safety

The intersection of Roseberry Street and Kenneth Road is already a known congestion point, particularly during peak hours and weekends. The presence of major retailers such as Woolworths, Aldi, Bunnings, Harvey Norman, and Bing Lee contributes to substantial vehicular traffic in this area. Introducing a 24-hour fast-food outlet with a drive-through is likely to exacerbate traffic congestion, leading to increased delays and heightened risks for both drivers and pedestrians.

Moreover, the existing traffic report submitted with the development application has been criticized for its inadequacy, particularly its failure to assess morning peak hours. This oversight raises serious questions about the report's reliability and the potential underestimation of traffic impacts.

### 2. Community Character and Local Businesses

The proposed development site is currently occupied by Seven Miles Coffee Roasters, a longstanding local business that has been part of our community since the 1970s. This establishment not only provides unique character to the area but also fosters a sense of community among residents. Replacing it with a multinational fast-food chain threatens the unique identity of our neighborhood and undermines local enterprises that contribute to the area's distinctiveness.

### 3. Environmental Concerns

Fast-food outlets are often associated with increased litter, noise pollution, and odors, which can degrade the local environment. The continuous operation of a 24-hour facility may lead to disturbances during late-night hours, affecting the quality of life for nearby residents. Additionally, the increase in waste could attract vermin, posing health risks and further environmental degradation.

#### 4. Proximity to Educational Institutions

The proposed McDonald's location is in close proximity to several primary and secondary schools. The availability of fast food near educational institutions raises concerns about promoting unhealthy dietary habits among students. The presence of such an establishment may undermine efforts to encourage healthy eating and lifestyles within the younger population.

#### 5. Redundancy of Services

There are already multiple fast-food outlets in the vicinity, including existing McDonald's restaurants at Westfield Warringah Mall (approximately 2 km away) and another 24-hour restaurant in the Brookvale industrial precinct. The addition of another McDonald's in such close proximity appears unnecessary and may oversaturate the market, leading to negative economic impacts on existing food establishments.

#### 6. Community Opposition

The local community has expressed significant opposition to this development. A petition against the proposed McDonald's has garnered over 1,000 signatures, and numerous public submissions have been made to the council highlighting these concerns. This widespread dissent reflects the community's desire to preserve the character and livability of our neighborhood.

In light of these concerns, I respectfully urge the Northern Beaches Council to reject the development application DA2025/0132. Preserving the safety, character, and well-being of our community should take precedence over the introduction of a 24-hour fast-food establishment that poses numerous risks and offers limited benefits to the local area.

Thank you for considering my submission.

Yours sincerely,

William Otteslev

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28/02/2025