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**From:** Clive Hassett  
**Sent:** 23/02/2025 6:37:41 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0132 – Proposed McDonald's at Roseberry St, Balgowlah

I strongly object to the above proposal mainly due to traffic considerations but also due to the well documented damage caused by fast food to people's health and the negative impact on local independent businesses which play an important role in social cohesion and the local economy.

The traffic report prepared by Colston Budd Rogers & Kafes Pty Ltd grossly underestimates the effect of the extra traffic .

Quote, " ...the development could accommodate the minor increase in traffic ..."

Their report is delinquent in a number of areas and some of their conclusions are contradictory.

Anyone who uses the shopping and commercial sites in Roseberry St and the surrounding is well aware of existing congestion.

The following should be noted.

1. The report shows that In a short section of Kenneth road there will be an increase of 95 – 120 cars per hour (in peak hours – PM weekdays/mid day Saturday). This is over 10% and hardly "minor".
2. There is no analysis of what new potential traffic peaks may be created. For example early weekday morning in an area that has a very high traffic flow of tradie/work vehicles whose owners could use Mcdonalds.
3. The elimination of 4 existing parking spaces will impact visitors to local (small) businesses.
4. People will be likely to avoid the area due to the increased congestion – again impacting local small businesses.
5. There has been no analysis of the impact on the 109 space park and ride facility that is almost opposite the site in Kenneth Road.

Lastly, in all seriousness, how can Colston Budd., claim in the report that a Drive Thru fast food outlet supports State Government objectives of :

1. "...improving the choice of transport and reducing the dependency on cars for travel purposes"
2. "...support the efficient and viable operation of public transport services"

Building a drive through fast food outlet, is a huge encouragement to people to get into their cars to go and buy some of the most unhealthy food available. Secondly the extra cars journeys will clog up the roads for every user of public transport.

If you want to achieve the State Government objectives you don't build Drive- Ins – you encourage people to walk/cycle or use public transport. !

This proposal should be rejected.

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