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Sent: 7/03/2025 5:45:25 PM
To: DA Submission Mailbox
Subject: Online Submission

07/03/2025

MS Lynne Simonds
38 Quinland PDE
MANLY VALE NSW 2093
[REDACTED]

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

Subject: Formal Objection to DA2025/0132 - Proposed McDonald's Development at 37 Roseberry St, Balgowlah

Dear Sir/Madam,

I am writing to formally object to the proposed development of a 24-hour McDonald's at 37 Roseberry St, Balgowlah, due to significant concerns regarding traffic congestion.

The traffic impact study conducted for this proposal is inadequate, as it only assessed traffic conditions over a limited period and failed to consider peak-hour congestion on Kenneth Road and Condamine Street. This area is already prone to severe traffic congestion, particularly during peak hours and weekends, often resulting in gridlock. Kenneth Road, in particular, is a single-lane road, which exacerbates delays.

The existing traffic volume is already high due to nearby businesses, including Woolworths, Aldi, Coles, and other stores. Currently, it can take up to 15 minutes to navigate through this area. The addition of a 24-hour fast-food restaurant at this location will only worsen congestion at this already busy intersection, making it more difficult for local residents to commute and access essential services.

Given these concerns, I strongly urge the Council to reject this development proposal in the interest of preserving safe and efficient traffic conditions for the local community.

Thank you for considering my objection. Lynne