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To: DA Submission Mailbox
Subject: Online Submission

02/03/2025

MR Andrew Pears
27 Cutler RD
Clontarf NSW 2093
[REDACTED]

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

RE: DA2025/0132

Objection to Proposed Development Application

I write to you as a local resident and also an owner of a unit located directly across from this development.

It is clear why Mcdonalds have selected a site that is close to a dense and rapidly growing growth area. However, their selection is grossly pointed at maximum dollar returns over and above proper residential living standards and quite enjoyment.

I implore the council to reject the DA on the following basis:

Traffic

The existing traffic in my opinion is already problematic. Cars going around the roundabout on the intersection of Kenneth and Roseberry Street can sometimes be queued to the main road from traffic flow from Manly and residents. How increasing the concentration of cars in and out of a "drive through" on that intersection is beyond me.

The parking is already a problem as well. Of course I have viewed the DA parking which will be very full most of the time (probably from non-McDonalds Customers as well I would suggest) so, how increasing capacity in that area can be seen as acceptable is wrong.

Noise, Lights & Smell

There will be an increase in noise from many aspects in late rubbish pickups, customers, cars and so on. It is simply further degradation of the residents "quiet enjoyment". Especially as it is a 24 hr operation.!

To date the factory located there has "office hours" activity so very little impact on local residents.

Regarding Lights, I understand it will have late trading hrs in excess of Office Hrs etc. ie 24 hrs The effect of having lights on till late will be adverse and unwanted to tenants and residents located on properties opposite the development in particular.

The type of use and extensive trading hrs being suggested and its anticipated take-up will result in garbage smells way more than the light industrial currently there. To argue this would be underestimating the effect of such a development. It will not be pleasing to residents nearby at all and may even have some psychological impact towards their mental health.

Visual

Overall, the visual affront that such an establishment will be completely adverse. The area is highly populated whilst encompasses some light industrial, it is restricted in use to "hrs" of up to 5pm generally. McDonalds is drive through restaurant chain and there is no suggestion of limited trading hrs to 5pm. This structure being proposed is unsightly and does not belong aside residential dwellings. It should be placed where noise, light, traffic etc are already

problematic and does not affect quiet enjoyment of residents.

Common sense:

I'm not against development. But this one is totally wrong in my opinion.

A 24-hour operating plan may increase crime, as indicated in the police findings.

I urge the Council to suggest to the developers that the main areas that McDonalds currently occupy in the Northern Beaches are "Industrial areas" due to all the above which through operations have little effect of residential areas.

The developer will no doubt provide data that will support their application and hopefully the council will see that this is flawed.

The area subject to this DA IS surrounded by residential units and of a higher density than most other areas. Thus, there would be a high incidence of negative impact on residents should this development be approved.

To approve this DA will create a breach of the residents "quiet enjoyment" and will no doubt have a negative influence also on the value of the rated properties in the immediate and adjacent area.

To Approve this DA will have widespread NEGATIVE EFFECTS ON THE EXISTING COMMUNITY AND WE REQUEST AND EXPECT COUNCIL TO SEND A FIRM MESASAGE OF DECLINE TO THE APPLICANT.