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Subject: TRIMMED: Online Submission

13/03/2025

MR Pasa Saglam
ST
Balgowlah NSW
[REDACTED]

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

Dear All,

Herewith I am submitting my objection to the planned McDonalds development at 37 Roseberry Street, Balgowlah.

My objections are in regards to;

1. Additional traffic it would generate, which the current infrastructure is insufficient for.
2. Safety risks for local students and children from high levels of visitors.
3. Security issues from littering and juveniles.
4. Lack of sufficient parking.
5. Environmental impact and overdevelopment
6. Not in line with council strategic plan
7. Closing hours not appropriate for a residential area.
8. McDonalds damages health of Australians
9. Balgowlah Commercial Centre

1. Traffic: The whole of the Balgowlah Commercial centre has maxed out the current infrastructure and can not accommodate any additional traffic. This is visible on Balgowlah Road, Roseberry Street and Kenneth Road. Sometimes it is impossible to turn onto Kenneth Road from Roseberry street because the traffic has backed up all the way from Balgowlah Road to Kenneth Road. People then have to avoid Roseberry Street, Kenneth Road, Balgowlah Road and drive onto Griffith or drive onto Sydney Road. Adding McDonalds which would put an additional 200cars per hour at the minimum onto the road at that corner. It will be impossible to access the roads around that area due to constant traffic jam. As local residents we request that the current state of a small coffee is retained that is closing at 4pm. The Balgowlah Commercial centre is there to serve the local residents. A McDonalds does not benefit the local community.

2. Kids and Pedestrians Safety: The area is frequented by students from Mackellar girls, Balgowlah Boys, Manly Primary and other pupils from other schools. These students ride their bicycles or walk or take the bus from that location. Increasing the traffic frequency will lead to higher risks of children being hit by cars or other vehicles visiting the site.

3. As seen in other areas McDonalds attracts juveniles and other socially difficult individuals risking the security of local residents who commute from or to work or walk to the locals grocery stores. We want to remain living in a secure environment.

4. There is already insufficient parking and the proposed structure does not provide enough parking. 26 parking spaces is insufficient for a high frequency restaurant such as McDonalds that will attract more than 200 additional vehicles per hour. How can parking of 26 spaces

considered sufficient at these rates?

5. The area is flooding zone and hence not suited for high frequency hospitality but rather for low intensity restaurants and cafes.

6. Council Strategic Plan: Balgowlah Commercial centre is considered a low intensity commercial centre. The bigger centres are Brookvale, Manly and Dee Why. There is no space for a McDonalds or any other fast food chain or high traffic, noise, visitor frequency retail entity. This is a residential area and should remain as such.

7. All shops and hospitalities do close starting from 4pm, with Harvey Norman closing at 5-6pm, Aldi at 8pm. After these hours the area quietens down significantly and local residents are not exposed to noise smog which is very damaging for the health of local residents and especially our children.

8. It is proven that food sold by McDonalds is extremely damaging to humans health and hence to be avoided and to be made inaccessible to our children and local communities. We don't want McDonalds food to further risk our childrens health.

9. Balgowlah Commercial Centre is turning into a collection of unsophisticated business operations that do not have anything to do with the character of the area. We do not want anymore retail or fast food chains in the area. Bunnings, Woolworths and other larger retailers already attract more traffic than the infrastructure can bare. There is no space for any further of that. We need to work as a community to calm down the traffic around Balgowlah Road, Roseberry Street and Kenneth Road. This means less cars, more bicycle paths and pedestrian walkways. Council is trying to push into the area too much. Also with the additional zoning for more high rise residential living there will be even more traffic without the appropriate improvements to the infrastructure. Again we do not want more or bigger roads. We want less cars, less traffic, more local cafes, restaurants. A McDonalds would also not be in line with the rest of the buildings around it in terms of appearance.

Best Regards