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**Sent:** 5/06/2025 2:08:38 PM  
**Subject:** Application no: DA2025/0132

**Attention:** Council Planner

**Subject:** Objection to Development Application 2025/0312 – McDonald's at 37 Rosebery St, Balgowlah

Dear Council Planner,

As a concerned resident of Balgowlah, I am writing to formally object to Development Application 2025/0312 for the proposed McDonald's development at 37 Rosebery Street, Balgowlah.

I oppose this application for the following reasons:

### **1. Traffic Congestion**

The traffic impact report submitted is insufficient to accurately reflect the existing and potential congestion in the area. A two-day study without hourly breakdowns does not adequately capture peak traffic patterns. Rosebery Street and its surrounding roads—including Hayes, Kenneth, and Condamine Streets—already experience significant congestion during morning, afternoon, and evening peak hours. The report's reliance on data from a 9-year-old study conducted in the western suburbs is irrelevant and does not represent the specific traffic dynamics of this local area.

### **2. Parking Concerns**

There is a significant risk that staff and patrons may use nearby retail parking areas (Aldi, Woolworths, Bunnings, Coles), which are already congested during peak shopping periods. This would put further pressure on local businesses and inconvenience residents and shoppers.

### **3. Inadequate Road Changes**

The proposed roundabout and waiting bay do not address the root cause of traffic congestion in this area. These minor modifications are unlikely to ease the heavy flow of vehicles already impacting local roads.

### **4. Litter and Waste Management**

Fast food outlets are often associated with increased litter and waste. There is concern that this development will contribute to pollution and attract vermin, impacting the cleanliness and safety of the neighbourhood.

### **5. Hours of Operation**

The proposed operation is inappropriate for a residential area. It raises concerns about increased noise, loitering, and antisocial behaviour during late night hours, which would disturb the peace of the local community.

### **6. Oversupply and Lack of Community Benefit**

There is already a sufficient number of McDonald's outlets nearby, including in Brookvale,

Warringah Mall, Forestway, Beacon Hill, and Cremorne. An additional store in this location does not meet an unmet need and does not provide significant value to the local community.

**In Summary**

This proposed development does not align with the needs or character of the local community. It will place significant strain on the road network, increase congestion, noise, and pollution, and negatively impact surrounding residents and businesses. I respectfully urge the Council to reject DA 2025/0312 in consideration of these concerns raised by the local community.

Thank you for taking the time to consider this objection.

Sincerely,

Anna, a concerned local resident of Balgowlah.