

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/03/2025 11:48:22 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

13/03/2025

MISS Ann Collins  
41 - 41 Gordon ST  
Manly Vale NSW 2093  
[REDACTED]

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

I do not support this application from McDonalds to build on this proposed site.

The traffic implications alone should be enough to stop this development. The additional cars of customers, and the additional trucks for deliveries cannot be supported at this already grid-locked site.

The Traffic reports are flawed and paint a rosy picture when there is none. The comments in the NBC Traffic Engineers response need to be heeded - and this project should not be supported.

The site could be better used for affordable housing - well placed to transport, jobs and the city.

24 hour access is unacceptable with housing across the street.  
The litter will be a major issue.

This area is already very busy with traffic to Coles, Woolworths, Aldi, Bunnings and Harvey Norman, all within a block either side of the proposed site. We do not need another large franchise. Please maintain a mix of businesses in this area - small and medium are underrepresented.

I believe that the long-term negative effects will outweigh any potential short-term benefits, and that alternative, more sustainable development options should be explored for the benefit of the community as a whole. It is important that the Northern Beaches continues to prioritize the health of its residents, support local businesses, and protect its natural environment.

I ask that you reject this DA,

regards,  
Ann