
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
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24/05/2025

MS Alex Morrissey
ST
NSW
[REDACTED]

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

Hello, I am writing to formally oppose the proposed construction of a new fast food restaurant at the corner of 37 Roseberry street Balgowlah, an area already heavily burdened by traffic congestion, limited parking availability, and growing concerns about community safety.

1. Increased Traffic Congestion

The intersection in question is already one of the most congested in our neighborhood, particularly during peak hours. Introducing a fast food restaurant, a high-turnover business that generates continuous vehicle traffic throughout the day, in addition to constant large delivery trucks trying to access the restaurant, would significantly exacerbate the existing traffic problems. The drive-thru, if included, will create additional vehicle queues that spill into the roadways, impeding traffic flow and raising safety risks for both pedestrians and drivers.

2. Parking Strain and Spillover

The proposed restaurant will inevitably increase demand for parking in an area where parking is already scarce. Fast food customers, especially those unable to find spaces on-site, will resort to parking on nearby residential streets or in spaces designated for other businesses. This spillover effect will inconvenience residents and small business owners and may create tensions within the community.

3. Public Safety and Troubling Behavior

Similar developments in comparable areas have shown a correlation between late-night fast food operations and increased loitering, noise complaints, and police calls. These establishments often attract youth gatherings after hours, which can unfortunately lead to unruly behavior, vandalism, and crime. Our community values safety and cohesion, and we are concerned that this development could undermine both.

4. Harm to Local Small Businesses

Our neighborhood is home to several independently owned coffee shops and eateries that contribute to the charm and character of our area. The proposed fast food restaurant threatens to siphon customers away from these local businesses, not just through direct competition, but because increased congestion and parking issues will deter potential patrons from visiting the area altogether. This will hurt our local economy and diminish the vibrancy of our commercial district.

In summary, the proposed fast food restaurant poses clear and measurable risks to our community's quality of life, safety, and economic health. I urge the council to reject this

proposal in favor of development options that better align with the needs and values of our neighborhood.