

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/03/2025 11:11:54 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

13/03/2025

MR Robert Baker  
7 - 7 ST  
Manly Vale NSW 2093  
[REDACTED]

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

I do not support DA 2025/0132

There are a number of negative social impacts that the business will have on the local community because of its proximity to the adjacent residential zone.

The site where the McDonalds is proposed is zoned E3 (productivity support -employment) and shares a border with R2 (low density residential). This means that the business operations will have a direct impact on the local residents. Those impacts will include noise, odour, visual pollution, traffic congestion, health and safety.

These will impact residents 24 hours a day.

The intended zoning mix is out of balance.

The intention of E3 zoning is to support productivity and employment through a mixture of businesses. In recent years there has been an obvious shift in the balance of business use from commercial to retail. The consequence of approving retail businesses such as Aldi, Woolworths and Bunnings in recent times has been increased traffic congestion. This has already had a considerable impact (not properly reflected in the traffic report) on the local residents and established business's operations. Approving the current development application will only contribute further to this problem.

Approving DA2025/0132 will have a profound effect on the local community based on the known impacts of the proposed business operations and its intended proximity to the residents.