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Sent: 6/03/2025 9:05:19 PM
To: DA Submission Mailbox
Subject: Online Submission

06/03/2025

MR Che Solomon
Highview AVE
Manly Vake NSW
[REDACTED]

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

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Subject: Objection to Development Application DA2025/0132 - Proposed 24-hour McDonald's at 37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I am writing to formally object to Development Application DA2025/0132, which proposes the construction and operation of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah. I have serious concerns regarding the negative impact this establishment will have on the local area, particularly in relation to increased traffic, noise pollution, litter, vermin, and antisocial behaviour.

My main objection are:

1) Increased Traffic

The proposed development is likely to result in a significant increase in vehicular traffic in the area, particularly during peak hours and late-night periods. Roseberry Street and the surrounding roads already experience high traffic volumes, and the addition of a 24-hour fast-food restaurant will exacerbate congestion. This will not only lead to longer commute times for residents but also pose safety risks for pedestrians and cyclists, especially given the proximity to residential areas. The potential for increased vehicle movements from drive-thru customers, delivery trucks, and staff commuting at all hours is of particular concern. Additionally, traffic in the area is already heavy due to lorries delivering to ALDI, Coles, Woolworths, and Bunnings Warehouse, further compounding congestion and safety concerns.

2) Increased Noise

Operating a 24-hour fast-food restaurant in a predominantly residential area will inevitably result in increased noise levels at all hours of the day and night. The constant movement of vehicles, customers using the drive-thru, and late-night gatherings in the car park will generate significant disturbance to nearby residents. Noise from car engines and staff activities, including waste collection and deliveries, will contribute to an unacceptable increase in ambient noise levels, disrupting the quiet character of the neighbourhood. The nearby KFC and other restaurants close at 10 pm, ensuring minimal late-night disturbances, whereas a 24-hour operation will significantly alter the current noise environment.

Over 3000 local community members have signed a petition against it. Please respect your

rate payers

Che Solomon