
Sent: 2/03/2025 7:59:08 PM

Subject: Formal Objection to DA2025/0132 Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah which is located directly across Kenneth Road from my apartment at 14/41 Roseberry St.

My objection is primarily on the grounds that the **traffic and environmental impact would be incredibly detrimental, particularly to those residing in the immediate vicinity of the proposed location**, however, I have many, many other concerns with this proposal.

Concerns with the Traffic impacts

- Traffic is notoriously bad on this and surrounding streets - particularly on the roundabout at 37 Roseberry St at peak times and on weekends. Cars can be backed up down Kenneth Rd, and the length of Roseberry St to the roundabout at the other end through to the Balgowlah Rd/Condamine traffic lights.
- It is absolute lunacy to propose to propose a business that will rely on and encourage up to 40 vehicles onto these back streets to access this the site at any one time.
- The current business, Seven Miles Coffee attracts mainly foot traffic of local residential customers and those commuting on the B-Line - this business enhances the enjoyment of living in this area and lifts the character of the suburb.
- Generally a McDonald's drive thru is located on a main multi-lane road, to service customers in transit who wish to pick up a fast meal whilst on their journey between suburbs. Turning off the main road to access McDonald's in a single lane, heavily residential road does not make any sense.
- Roseberry St services a lot of bike traffic particularly from local schools. Increased turning vehicles will increase risk of accidents, particularly pedestrians crossing in backed up traffic, exacerbating the existing concern and increasing the volume of traffic in the area crossing sidewalks to access the site.
- Construction period will create gridlock in all local streets as we have seen with construction trucks entering and leaving construction sites on Roseberry street in recent years.

Environmental, community and health impacts

- Another McDonalds restaurant does not fulfil a community need - with one just 2.5km away at Warringah Mall, another 3.5km away at Brookvale
- The levels of litter that are created by fast food venues cannot be disputed and are very visible at the McDonald's Brookvale location. This will very literally be on my doorstep.
- Attracting patrons to this location at anti-social hours of the night will introduce noise and disturbance to residents in the locality which is currently quiet at night time and is not a late night destination with other businesses being closed.
- I would be concerned about antisocial behaviour particularly at the weekends when it may be a popular diversion on the way home from a night out for people that have been drinking. This is not appropriate so close to residential properties.
- Food smells will blow directly onto the residential area adjacent to the site.
- Light pollution from 24hour signage will disturb sleep and be unpleasant for residents in apartments opposite this site.
- The introduction of a drive thru fast food outlet is not in keeping with the character of Balgowlah

- Where there is an opportunity to support local businesses we should do so (I am not clear why the business currently on the site is not being allowed to continue).
- This proposal does not align with our community values around active lifestyles and healthy living, particularly for our children who will be very challenged if provided with this as an option on the to and from home from school every day.

Thank you for considering my objection and the very many more that you have received on this matter.

Sincerely,

Nicki Mealor

Owner 14/41 Roseberry St