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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 5/06/2025 9:50:44 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

05/06/2025

MR Craig McGowan  
167 Balgowlah RD  
Balgowlah NSW 2093  
[REDACTED]

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

Dear Sir/Madam,

Following review of the amended plans, I am submitting a follow up objection to these works as it has not addressed the concerns that I, and others raised:

**1. TRAFFIC CONGESTION**

Adding a roundabout to the Roseberry/Hayes intersection is not a solution, the issue is that traffic is already a major problem and needs to be address regardless of a McDonalds. There is a roundabout on Kenneth / Roseberry and Balgowlah Rd / Roseberry and they are both constantly clogged which affects traffic in all directions. Adding another roundabout in between these with some minor widening will just add another bottleneck, the area simply isn't equipped to deal with the amount of traffic.

**2. NOISE POLLUTION, SLEEP DISTURBANCE AND CRIME**

The reduction in hours from 24/7 to closing at midnight does not address these concerns. This just means the people leaving at closing after midnight will be sent out into the surrounding residential areas to get home which will result in loitering, noise from people and cars and inevitably crime / vandalism. I suspect that McDonald's knew the 24/7 hours would be knocked back, but midnight is still unreasonable for the area.

**3. WASTE MANAGEMENT & LITTERING**

Fast-food outlets generate significant waste, leading to litter issues in surrounding streets and public spaces, as well as an increase in rodents.

**4. AIR QUALITY & ODOUR IMPACT**

The Odour Amenity Assessment indicates that exhaust emissions from kitchen operations could impact nearby residents which would be detrimental to the peaceful enjoyment of their properties.

**5. PROPERTY VALUE IMPACT**

The changes this will make to the area will negatively impact property values due to increased traffic, noise, and crime. The assessment documents fail to consider this economic impact.

In conclusion this proposed amendments do not resolve the concerns I previously raised, and this poses significant risks to the local community's amenity, environment, and safety. It is completely at odds with the surrounding areas and will negatively impact residents. The increased traffic alone would be crippling to the area.

Thank you  
Sincerely,

Craig and Rebecca McGowan