
Sent: 28/02/2025 2:58:30 PM

Subject: Opposition to Development Application for McDonald's at 37 Rosebery Street, Balgowlah

Dear NB Council,

I am writing to express my strong opposition to the development application for a McDonald's restaurant at 37 Rosebery Street, Balgowlah. As a resident of the local area, I am deeply concerned about the negative impacts this development would have on our already congested neighborhood, particularly with regard to traffic, pollution, and general well-being.

Our neighborhood of Manly Vale is already home to a KFC, which contributes to persistent issues such as odour, litter, and traffic congestion at the intersection of Condamine Street and Kenneth Road. The addition of another fast food restaurant would exacerbate these problems and is unnecessary, especially considering the presence of another McDonald's in the nearby suburb of Brookvale, as well as additional fast food outlets, including Hungry Jack's. Furthermore, Warringah Mall in Brookvale, just 2km away, offers several other fast food options, rendering the need for yet another restaurant in our area redundant.

The proposed development would lead to further traffic congestion, particularly at the already busy intersection of Kenneth Road and Condamine Street. The traffic report submitted as part of the development application is incomplete and fails to assess the morning peak hours, a time when the flow of traffic is already inadequate. This omission highlights the potential for even more significant disruptions to the daily lives of residents and commuters.

Beyond the traffic concerns, we are also worried about the increase in noise pollution, unpleasant odours, and litter that would likely follow the opening of another fast food establishment. There is also the risk of increased rodent activity due to food waste and the general operation of a fast food restaurant in a densely populated area. These factors are not conducive to the health, safety, or quality of life of local residents.

For these reasons, I respectfully request that you reconsider this development proposal and the potential impact it would have on the community. The concerns raised by many residents should be taken into account to ensure that our neighborhood remains a safe, clean, and pleasant place to live.

Thank you for your attention to this matter. I trust you will carefully consider these issues before making any decisions.

Yours sincerely,

Nick.