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11/03/2025

MR Bryan Murphy
14 - 14 Jennifer Avenue ST
Allambie Heights NSW 2100
[REDACTED]

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

Dear Sir / madam

As a local resident I am concerned about the McDonalds development application DA2025/0132.

My initial concern was to do with traffic congestion, noise, and how a 24hr opening would bring antisocial behaviour to an otherwise relatively quiet suburb.

All other businesses in the area shut by 10pm so I have no idea why a 24 hr establishment would even be entertained in the local neighbourhood.

In regards traffic congestion - having read through their submission it's clear that this has not been properly investigated.

A study was conducted over 2 days in November and used data from 2016 to support this. Needless to say I think 2 days is grossly inadequate not to mention the use of old data seeing how much the area has changed since 2016. Aldi , Gym , furniture stores and a soon to be inhabited development on the cnr of Kenneth & Condamine Street . All adding to an already congested road / Area.

Light and noise pollution are also a real concern. As mentioned, I am not aware of any businesses that are open past 10 pm so it seems unreasonable to consider a 24 hr application. Even the local microbrewery, shuts at 9pm.

In conclusion I would strongly suggest council reject this application at 37 Roseburry Street Balgowlah based on the inadequate traffic study supplied and the safety for local residents. Put simply its an inappropriate location for such a business even if the community wanted it which clearly it does not.

Yours sincerely,

Bryan Murphy