
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 5/06/2025 4:23:50 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/06/2025

MISS Katie Adamson
ST
NSW
[REDACTED]

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

Dear NB Council,

I wish to reaffirm my ongoing objections and concerns, which remain unresolved following SLR's RFI submission for this development.

In SLR's response to Council's RFI they state that "The submitted Traffic Impact Assessment (TIA) and supporting Traffic Response demonstrate that the proposed development will not generate any unacceptable traffic or congestion issues," I find this conclusion laughable and detached from the lived reality of local residents. Unacceptable traffic and congestion issues ALREADY exist without the additional burden of a high-traffic drive-thru.

The roundabout at the intersection of Roseberry Street and Kenneth Road-directly adjacent to the proposed development site-is already a significant source of congestion. During peak periods such as weekday mornings, afternoons, and weekends, vehicles frequently queue over the roundabout, creating dangerous conditions and frustrating delays. The addition of a McDonald's at this location would exacerbate an already unacceptable situation.

It is imperative that Council require a more robust and representative traffic study, one that surveys traffic volumes during both morning and evening peak hours on weekdays. Anything less fails to capture the true impact of this development.

Furthermore, while the development may technically comply with legal pollution thresholds, these minimum standards fall short of the expectations and character of the community. Environmental impact from increased car idling, noise and litter-primarily generated by patrons, not the business itself-should not be dismissed simply because the project meets baseline regulations.

Additionally, over the past two decades, the area has undergone a steady and positive transformation, attracting high-quality, community-oriented small businesses such as Pilates studios and independent cafes. These businesses have helped shape a cultural identity that reflects the area's unique, authentic, and residential character. Introducing a McDonald's at this location would undermine this progress, diluting the neighbourhood's distinct atmosphere and replacing it with a generic, high-traffic commercial presence.

With over 600 objections already submitted, it is clear that the community does not support this development. Should Northern Beaches Council choose to approve this application, it

would raise serious concerns about the values and priorities informing such a decision.

I strongly urge Council to reject this application.

Sincerely,
Katie Adamson