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02/06/2025

MISS Samantha OBrien
9 Hill ST
Balgowlah NSW 2093
[REDACTED]

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

Objection to DA2025/0132 - Proposed McDonald's at 35-37 Roseberry Street, Balgowlah

I am strongly objecting to the original proposal and now the new amendments for McDonalds at 35-37 Rosebury Street.

In point 6 of the traffic report it mentions; Traffic Distribution To/From the Development The guideline states that 51 percent of the trips generated by the McDonald's development are classified as "pass-by trips." This means these trips are already part of the existing travel patterns. This point would be more valid if the location was on Condamine St. Turning into Kenneth Road would only be for local traffic, so the pass-by would more likely be a diverted pass-by, so seems to negate this point.

The solution of a mini roundabout at Hayes Street would not solve the issue as the backlog traffic already exists, so would simply be halted by a roundabout. At the moment the turning traffic into Hayes St is often stalled by the entrance and exit of Woolworths customers. Also, it is difficult to get in and out of the designated carparks outside the Rosebury shops. If a roundabout was put on Hayes St then the through traffic would be stopped to give way to the right and back all the way up to the junction of Rosebury and Balgowlah Road.

I am unsure how a report can be drafted independently as the volume of traffic noted seems to be a rather unrealistic account of how long cars are stationary. I seriously doubt the average wait time is 30-40 seconds. I was waiting for a coffee at the current establishment and the same car was waiting at the roundabout by the time I received my coffee. Maybe the traffic auditors need to set up a camera for a month and give an accurate representation. You would almost need to remove all parking along the entire length of Rosebury to open up a passing lane as at the moment it is only single lane. There are smaller businesses along that strip that would be impacted by that however.

I also still stand by my original objections about the scourge that fast food has on an already unhealthy nation. KFC has turned the burnt bridge deviation into a ghetto of trash. The amount of litter around Brookvale from the McDonalds there is an example of the way our community suburb will evolve into if we allowed them in.

I also think that the local café and bakery will suffer as congestion will deter people stopping in.

The big swingers always win, so they might as well but an 8 story apartment on top of it and really ruin the village vibe.