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**From:** [REDACTED]  
**Sent:** 26/02/2025 1:23:13 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA2025/1032

[REDACTED]

Attention Planning Department

Northern Beaches Council

Email : [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Subject: **DA2025/0132 Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – Inadequate Traffic Study**

Dear Sir/Madam,

I am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah on a number of Grounds.

## 1. Noise Concerns

I live I reside and run my home based business at [REDACTED], directly across from the proposed site. The noise generated by this business, especially at night, will be excessive. Roseberry Street already acts as a noise tunnel at night, amplifying every sound. Recently, I successfully requested Woolworths to move their 2am Cleanaway truck skip bin emptying to daytime hours because the noise was so disruptive, it would wake me up every Monday, Wednesday, and Friday morning, despite being 100 meters away. This new development is only 50 meters away. The constant noise from cars and trucks delivering food and removing waste throughout the night will make it impossible to sleep. Additionally, late-night fast food patrons, often returning from "celebrations," tend to be much louder. For these reasons alone, this development should not be approved.

## 2. Traffic Concerns

Kenneth Rd and Roseberry Street experience heavy traffic throughout most of the day, especially during morning and evening peak hours, as well as all day on Saturdays and Sundays. The exit from Kenneth Rd onto Condamine is congested at all times, often

causing cars to back up along the entire length of Roseberry St to Balgowlah Rd, and down Kenneth Rd past Paton Place.

In the event of an emergency requiring immediate service to my building, this situation could become even more dire, potentially leading to life-threatening delays. This development will only exacerbate the existing traffic issues and increase the risk to residents.

### **3. Litter Concerns and Smell**

It goes without saying that this will no matter what restrictions are in place dramatically increase the litter in the area. This will bring vermin and potentially more disease. Also the smell of the cooking. We will have to sleep with doors and windows closed. That's not freedom

### **4. Anti-Social behaviour and Crime.**

This will generate increased presence in the area particularly at night and with that brings anti-social behaviour, fights and crime. This will now be meeting place for you and the hungry drunks after a big night out. They will leave from there and crime and anti-social behaviour will be felt by the close neighbours. We already have enough of this in the area and don't need to add to it.

Council recently have made a lot of bad decisions against the community's wishes. Blind Freddy can see this is a disaster of a proposal for not just the immediate community but the community as a whole. Hopefully council will see the same in this instance.

Kind regards,

