
From: Peter Cheleski
Sent: 4/06/2025 4:19:35 PM
To: Council Northernbeaches Mailbox
Cc: Adam Cheleski; zoecheleski
Subject: Proposed Development feedback appn DA2025/0132

Dear Council,

lot100 DP 1199949 - 37 Roseberry St Balgowlah

We wish to appeal the construction of the above DA.

Here are our points of objection:

- **Preserve Residential Amenity and Quality of Life:** The primary objective is to maintain the peace, quiet, and overall quality of life that residents expect in their homes. A McDonald's can disrupt this significantly.
- **Mitigate Increased Traffic Congestion and Noise:**
 - **Traffic Flow:** Avoid adding substantial vehicle traffic (customers, delivery trucks, employee commutes) to streets not designed for high commercial volume, leading to congestion and delays for residents.
 - **Noise Pollution:** Prevent increased noise from car horns, idling vehicles, drive-thru speakers, delivery trucks, and late-night customer activity, which can disturb sleep and general tranquility.
- **Prevent Litter and Waste Accumulation:**
 - **Environmental Impact:** Reduce the likelihood of increased litter (food wrappers, cups, packaging) in public spaces, private properties, and storm drains, negatively impacting cleanliness and local ecosystems.
 - **Aesthetics:** Maintain the visual appeal of the neighborhood by preventing unsightly trash.
- **Avoid Odor Nuisance:** Minimize the pervasive smells of cooking oil, fried food, and general kitchen exhaust that can emanate from a fast-food establishment and permeate residential properties.
- **Maintain Neighborhood Aesthetics and Property Values:**
 - **Visual Impact:** Prevent the introduction of commercial signage, bright lighting, and a generally different architectural style that clashes with the residential character of the area.
 - **Property Value Concerns:** Mitigate potential negative impacts on property values due to increased noise, traffic, odors, and the general commercialization of a residential street.
- **Protect Public Health and Safety (Pedestrian & Child Safety):**
 - **Pedestrian Safety:** Reduce risks to pedestrians and children from increased vehicle traffic and potential for more car movements in an area where people walk, play, and cycle.
 - **Loitering:** Prevent potential issues with loitering by customers, especially late at night, which can sometimes lead to safety concerns.
- **Minimize Strain on Local Infrastructure:** Avoid placing additional strain on local utilities (water, sewage, electricity) and waste management services that may not be designed for commercial usage in a residential zone.
- **Prevent Crime and Anti-Social Behavior:** While not always the case, some commercial establishments, particularly those open late, can sometimes be associated with an increase in minor crime, littering, or anti-social behavior.
- **Uphold Zoning Regulations and Community Plans:** Ensure compliance with existing zoning laws that designate areas as residential, preventing commercial creep and upholding the integrity of community planning.
- **Support Local, Non-Chain Businesses (if applicable):** In some contexts, an objective might be to encourage unique local businesses over large national chains, particularly if the area already has sufficient commercial offerings elsewhere.

Regards,
Peter, Zoe & Adam Cheleski

Owners of Property No3(Lot3)
70 Kenneth Rd,
Manly Vale
[REDACTED]