
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/03/2025 3:41:39 PM
To: DA Submission Mailbox
Subject: Online Submission

09/03/2025

MR Thomas Fisher
7 / 76 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

Dear Northern Beaches Council,

As a resident of 76 Kenneth Road, I strongly object to the proposed development of McDonalds at this location.

I have serious concerns and doubts as the validity and authenticity of the reports and data submitted in this Development Application, specifically;

Traffic:

- The intersection of Roseberry St and Kenneth Road is already incredibly congested, and dangerous.
- There are often queues across the roundabout at this intersection, with traffic on Roseberry St often backing up further south than Balgowlah Woolworths, and traffic on Kenneth Road backing up to Quirk Road.
- It is also difficult to cross as a pedestrian. I regularly use this intersection both in my car and as a pedestrian.
- There is no solution that could be provided for Traffic Management here to allow the traffic generated by a McDonalds. There simply cannot be a McDonalds here.
- The Traffic Report states on page 21 "the road network will be able to cater for the traffic generation of the McDonald's". It is impossible to see how this is the case based on the aforementioned points, therefore a larger- scale, independent traffic study is required, with data collected throughout the entire week and weekend.

Crime Management

- I am also concerned about the inevitable increase in anti-social behaviour, graffiti, noise, negligent driving e.g. burnouts and donuts and vandalism which will be caused by this McDonalds, in our currently peaceful residential area.
- I am also concerned about the inevitable littering and consequently rats and birds e.g. pigeons and minor birds will begin inhabit all surrounding areas, as you see around other McDonalds.
- The Crime Risk Assessment states that the opportunity for crime has been 'designed out' in the design of the McDonalds. I highly doubt this is possible and propose that an independent study is required.

Please contact me if you require any further information or clarifications.

Regards,
Thomas

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