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Sent: 24/05/2025 7:33:20 PM
To: DA Submission Mailbox
Subject: Online Submission

24/05/2025

MR Michael Bowden
810 / 503 - 75 Wattle ST
Ultimo NSW 2007
[REDACTED]

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

To Whom It May Concern,

I am writing as a homeowner at 41 Roseberry Street, which is directly opposite the proposed site of the McDonald's restaurant under consideration.

I am strongly opposed to the development, and the amended proposal that has been submitted does not change my position in any way. The proposed operating hours of 5:00 AM to midnight, seven days a week, are still highly concerning. With only five hours of closure each day, the site will effectively operate around the clock, leading to increased disruption in the area.

As many submissions have already outlined, traffic congestion at the intersections of Condamine Street and Kenneth Road, as well as at the Kenneth and Roseberry roundabout, is already a persistent problem. Over the past decade, there has been a noticeable increase in commercial development in this area, alongside growing use by local residents during daily commutes. During peak times, traffic becomes especially congested, and drivers experience significant delays and frustration attempting to access Condamine Street. Introducing a near-24-hour McDonald's will only exacerbate these problems.

Although I am currently renting out my apartment on Roseberry Street, I plan to return and reside there within the next 12 to 18 months. The addition of a McDonald's makes me genuinely anxious about worsening traffic conditions, as well as the potential for unwanted noise and activity throughout the week, not to mention the impact on property values.

It is evident that the traffic study conducted was insufficient in capturing the full extent of the congestion during peak hours. The large volume of objections submitted by local residents-both in response to the initial and the revised proposals-should make it abundantly clear that this is not a suitable location for a McDonald's restaurant. No amount of amendments will change the community's view: McDonald's is not welcome on Roseberry Street.

Please make the right decision and consider a business proposal that would genuinely benefit the area rather than negatively impact it.

Regards,
Michael Bowden