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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/03/2025

MISS Lynn Rutherford
35 Water Reserve RD
North Balgowlah NSW 2093
[REDACTED]

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

I would appreciate your consideration of my concerns with regards to the proposed McDonald's development on Roseberry Street. My first concern is with regard to health outcomes in our area. Research has indicated that "suburbs with the highest concentration of fast food outlets also had the highest obesity and cardiovascular disease rates". Given this area is already served with a range of fast food options within a short distance, and in the hope that the council wants to promote improved health outcomes for the community, there is little to support another outlet which supplies unhealthy ultra-processed food with little nutritional value.

My second concern is that the traffic report does not take into account the full impact of the increase in traffic on Roseberry Street between Balgowlah Road and Kenneth Road and the knock on effect this will have on the roundabout at Balgowlah Road and Roseberry Street. This intersection is already at capacity during peak periods and congestion here impacts traffic flowing East and West on Balgowlah Road which then also impacts the major intersection at Condamine Street and Balgowlah Road. This route is utilised by a range of vehicles including large trucks and buses and the footpath is also busy with pedestrians and bike traffic, with the pedestrian crossing at Roseberry and Balgowlah Road being heavily used and an existing pinch point. The McDonald's proposal itself states that it anticipates the bulk of the traffic will be vehicular "a large percent of patronage for free standing stores will come from people traveling through the area, with the McDonald's business model focusing on drive-thru sales" this would indicate that there will be a considerable increase in traffic on Roseberry Street, potentially more than their predicted forecast.
Thank you for your time and consideration of my concerns.