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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

27/02/2025

MR Marco Lange
1 Waratah ST
Balgowlah NSW 2093
[REDACTED]

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

To whom it may concern,

As a local resident in Balgowlah I would like to express my deep concern of the development application for a 24/7 McDonalds on Roseberry Street. The reasons why this application should not be successful:

1) Traffic

- Roseberry St as-is, is already an overcrowded high-traffic thoroughfare, often heavily congested, linking Balgowlah/Manly residents with access to Northern Beaches, Wakehurst Parkway and city
- Roseberry St as-is needs major re-design to help with traffic management, not more traffic, due to Aldi, Woolworths, Bunnings, Harvey Norman and small businesses along
- traffic increase which can be expected by this development will put further pressure on Roseberry St, the adjacent roundabouts on Balgowlah Rd and Kenneth Rd further leading to more delays and traffic backup impacting all residents in the area as well as streets such as Condamine St, Kenneth Rd

2) Well-being

- general well-being of residents, specifically young adults and teenagers, who do not need another convenient fast food option in the area (KFC is just across Condamine St)

3) Safety

- McDonalds venues attract young adults and teenagers who will need safe access, especially on e-bikes -- there is no existing road & bike infrastructure in place to help protect young residents

4) Environment

- the odours of food and grease will impact the entire surrounding residential areas
- noise levels especially at night time on weekends will impact the entire surrounding residential areas due to the location and noise travelling to the surrounding areas
- littering will be a problem not only at the facility but beyond in surrounding streets