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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/02/2025 8:46:10 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/02/2025

MR Catherine and Carlo Valpiani  
136 - 136 Condamine ST  
Balgowlah NSW 2093  
[REDACTED]

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

Traffic is already congested at the Roseberry St/Kenneth Rd intersection. The proposed development would probably attract further traffic flow to and from Condamine St, adding to congestion. That intersection is already difficult for pedestrians and cyclists to negotiate and this would increase risks. The proposed site is close to a major transport route- surely affordable medium density housing (preferably with scope for small businesses at ground level) would be more beneficial and consistent with the area. The main reason that this proposed development concerns us as we have previously lived near an extended-hours McDonalds and have direct experience of the associated problems. This company generates large amounts of non-recyclable packaging litter - Mc Donald's litter was a significant, ongoing problem at surrounding bus stops and in neighbouring streets. This proposed development is near B-Line stops which are likely to become dumping grounds for 'Macca's' rubbish. The 'Macca's' in our previous neighbourhood was an ongoing source of complaints about night time noise, as well as offensive odours from waste oil and rubbish. There was also a significant amount of antisocial behaviour in the 'Macca's' carpark, especially at night (mostly assaults, thefts and drug dealing). There is no reason to think that the same problems will not occur with this development. It is the wrong place and will not bring any benefit to the local community.