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Sent: 7/03/2025 12:46:57 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

07/03/2025

MS Rhonda Williams
8 / 50 Roseberry ST
Manly Vale NSW 2093
[REDACTED]

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

Dear Madam / Sir,

I am writing to formally object to the DA2025/0132 regarding the proposal to construct a McDonalds at 37 Roseberry Street Balgowlah for the following reasons:

1) Pedestrian Safety.

a) Crossing at this roundabout intersection is already extremely dangerous for the myriad of people using it. This area has a high volume of pedestrians including commuters, school children and locals and with the high traffic congestion (see below) it is already dangerous to cross any of the intersection roads due to the lengthy lines of traffic, frayed tempers of drivers and congestion. Increased pedestrian and car traffic can only make this issue worse.

b) The Crime Risk Assessment acknowledges that 24 hour fast-food outlets attract loitering, vandalism and anti-social behaviour. This will have an impact on both residents in surrounding streets and commuters who park wherever possible as the B1 carpark has insufficient spaces for the demand. There are significant number of pedestrians walking during the evening and night to their homes or cars who want to remain safe.

2) Traffic Congestion.

This intersection is already highly congested at many times during the day and throughout much of the weekends with long lines stretching back along Kenneth Street and Roseberry (in both directions). The roads and intersection are not coping with the current traffic demand particularly on the weekends and at peak hours and creating additional traffic with cars attempting to leave and enter McDonalds, situated at the corner, will exacerbate the existing issue.

Unfortunately uploading photos to demonstrate this congestion is not possible with this form and neither is pasting in photos. I am more than happy to provide photo demonstration of the traffic congestion to support this point, if contacted.

3) Generalised vandalism and crime.

As noted in the earlier point referencing the acknowledgement of the Crime Risk Assessment to increased issues. This development therefore has the potential to impact to resident's homes, property and ability to move throughout the suburb with feelings of safety.

4) Pollution.

Odour, light and noise pollution will impact all local residents. Particularly noise pollution with a 24-hour McDonalds bringing car traffic over the extended period, loudspeaker and client noise, etc. This is inappropriate to inflict on the essentially residential community spreading out from directly opposite. This is not a development placed in the middle of the commercial section of Roseberry Street.

5) Waste and Litter. Fast food outlets bring increased waste, litter and food debris in the actual outlet's footprint but also the surrounding area as food scraps and packaging is discarded by clients. There are no waste disposal bins on the streets. Rotting waste also brings the potential for increased rodent and other animal activity

6) Community Impact

This is not a development to support a healthy lifestyle (fast food having a proven detrimental impact on health) nor the Manly Vale advocated positive development.

Thank you for considering my objections

regards.....rhonda williams