
Sent: 11/03/2025 6:03:41 PM

Subject: OBJECTION TO MCDONALDS AT ROSEBERRY ST BALGOWLAH

NOTICE OF PROPOSED DEVELOPMENT

Application No: DA2025/0132

Address: Lot 100 DP 1199949 37 Roseberry Street BALGOWLAH

Description: Demolition works and construction of a restaurant (McDonalds) including signage

As the owner of a commercial property in Roseberry Street, I am extremely concerned that there are plans to open a 24 hour McDonalds on the site of the Seven Miles Roastery.

I regularly work onsite at Roseberry Street and know first hand that it is a very heavy traffic area. I and my numerous tenants currently have difficulty exiting our driveway. Our customers also have problems finding adequate parking in the street.

Roseberry Street is very narrow and as mentioned is already an extremely congested road. There are often long delays near the round about at the corner of Roseberry Street and Kenneth Rd. As a result, it already takes a long time to get onto Condamine street. A McDonalds in this location will dramatically increase these existing delays and the volume of traffic and heavy delivery vehicles in the area.

With McDonalds being a magnet for many people, especially teenagers often on e-bikes, I also hold grave safety concerns for pedestrians and cyclist who use the streets and footpaths.

I believe a McDonalds in this location will have negative impacts on my tenants and will ultimately devalue commercial properties in this location. For these reasons I absolutely object to this proposal.

Yours faithfully,
Helen Sergas