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To: DA Submission Mailbox
Subject: Online Submission

27/05/2025

MS Alexandra Mildenhall
19 / 73 Evans ST
Freshwater NSW 2096

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

Dear Planning Officer,

I am writing to formally oppose the amended development application DA2025/0132 for a proposed 24-hour McDonald's at the intersection of Roseberry Street and Kenneth Road, Balgowlah.

As a local resident, I have deep concerns regarding the impact such a development would have on our community. While I understand the role of large chains in providing convenience and employment, this particular proposal raises significant issues that I believe are detrimental to the area:

1. Traffic Congestion and Road Safety:

The roundabout at Roseberry Street and Kenneth Road is already a source of congestion and confusion for motorists, particularly during peak hours. Introducing a 24-hour drive-through will inevitably increase vehicle traffic, queueing, and potentially dangerous interactions at an already overburdened intersection. This poses an elevated risk to pedestrians, including school children and elderly residents.

2. Incompatibility with Community Character:

Balgowlah has a strong identity as a community that supports local, independent businesses. The presence of a 24-hour multinational fast-food chain undermines the efforts of small hospitality operators who contribute meaningfully to the unique character of the area.

3. Noise and Light Pollution:

Operating 24/7 will bring significant late-night activity, including car noise, idling engines, delivery trucks, and bright lighting. These disturbances are incompatible with a predominantly residential area and will affect the quality of life for nearby residents.

4. Health and Environmental Concerns:

Promoting a 24-hour fast food outlet sends the wrong message in an era where councils and communities are increasingly concerned with public health and sustainability. Increased litter, packaging waste, and unhealthy food options available around the clock do not reflect the health-forward direction many residents value.

5. Precedent for Future Overdevelopment:

Approving this application may set a precedent for further 24-hour commercial development in

residential zones, diluting community input and reshaping the suburb in ways that are not aligned with long-term resident interests.

For the reasons outlined above, I respectfully urge the council to reject the amended application for DA2025/0132.

Thank you for considering this submission.
Alexandra Mildenhall