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Subject: TRIMMED: Online Submission

04/06/2025

MRS Rebecca Bazzi
- 161 Balgowlah RD
Balgowlah NSW 2093
[REDACTED]

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

Submission on DA2025/0132 - Objection to Amended McDonald's Proposal
To: Development Assessment Team, Northern Beaches Council
Re: DA2025/0132 - McDonald's Restaurant and Drive-Thru

Dear Northern Beaches Council,

I am writing to formally object to the amended plans submitted under DA2025/0132 for the establishment of a McDonald's restaurant and drive-thru. While recognising the right of businesses to operate within our community, this proposal raises significant concerns which I believe are inconsistent with the core values and mission of the Northern Beaches Council.

The Council's stated vision is:

"A safe, diverse, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment."

This development proposal, threatens to compromise that vision in several critical ways:

Traffic and Safety Hazards

The increased traffic volumes expected from this fast-food facility will exacerbate the significant existing congestion at an already problematic roundabout and neighbouring roads. Despite the amended plans suggesting a roundabout further down (Roseberry St / Hays St T-intersection), the amended proposal completely ignores the knock-on traffic effect that will occur at adjoining roads and there is failure to address the primary choke point of concern (Kenneth Rd / Roseberry St intersection).

Increased traffic from this development will not only worsen gridlock but poses serious safety risks and likely increase motor vehicle collisions, e-bike accidents and pedestrian incidents. The Roundabout at Kenneth Rd / Roseberry St is already terribly difficult to navigate leading to collisions and many near misses. Of particular concern is the rapidly growing use of e-bikes by locals, particularly high school students. These young riders are vulnerable in high-traffic zones, risking collisions and serious injury or fatalities.

The amended proposal is therefore inconsistent with the council's vision of providing safety for its residents.

Impact on Residential Amenity with Increased Disruption of the Peace

Despite the amended hours of operation to 5am-midnight daily, there remains significant disruption to the peace and quiet of nearby homes. Local residents currently enjoy a degree

of nighttime tranquillity which would be directly impacted by this DA proposal. This intersection is already chaotic with daily unaddressed traffic standstill where the only respite for residents is in the evening. Increased and additional noise disturbances including early morning and late-night vehicle noise, drive-thru speaker systems, headlights, and foot traffic is incompatible with a residential zone and will affect sleep, mental health, and general wellbeing.

Light Pollution - Neon Signage and Impacts on Sleep

Even with adjusted signage height and position, the installation of neon and illuminated signage will introduce new light pollution to the area, exposing residents to bright commercial lighting during the very early morning and late evening hours. This can disrupt sleep and negatively affect wellbeing; negatively impacting the residential community.

Public Safety - Increase in Loitering and Crime

Fast food restaurants operating late at night often attract loitering, especially among unsupervised youths. This poses potential safety concerns for the local community, particularly in areas with minimal late-night surveillance. Increased foot traffic at odd hours may also heighten the risk of petty crime and anti-social behaviour, which would directly undermine the Council's commitment to a safe and connected community.

Environmental Impact - Litter, Vermin, and Waste

Litter from fast food outlets is a known issue that brings significant increase to waste in the form of single-use packaging. This litter regularly is found in adjacent streets, parks and waterways. Not only does this detract from the visual environment, it may lead to an increase in vermin which poses health and hygiene concerns. This is at odds with the Northern Beaches' mission of "living in balance with our extraordinary coastal and bushland environment."

Over-Saturation of Fast Food Services

With an existing McDonald's at Brookvale and numerous fast-food outlets nearby, there is no demonstrated community need for another large-scale venue in this location. Instead, it risks diverting attention and resources from more sustainable, locally owned food businesses that contribute positively to the social fabric of our neighbourhoods.

Considering the above points, I strongly urge the Northern Beaches Council to reject the amended proposal for DA2025/0132. This development does not align with the Council's own mission and values, and poses unacceptable risks to safety, community amenity, environmental health, and social cohesion.

I trust that the Council will place the long-term wellbeing of its residents and the environment above short-term commercial interests.

Yours sincerely,
Rebecca Bazzi
161 Balgowlah Rd,
Balgowlah, NSW 2093