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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/03/2025 5:44:34 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

13/03/2025

MR Craig McGowan  
167 Balgowlah RD  
Balgowlah NSW 2093  
[REDACTED]

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

Dear Sir/Madam,

We are writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah, based on the negative impact it would have on residents from an environmental, social, and amenity standpoint. Below are our issues with this development.

**1. TRAFFIC CONGESTION**

Traffic is already a serious issue in the area, particularly on Kenneth Rd and Roseberry St. A number of businesses have been added to Roseberry St over the years with no change to traffic conditions other than a right turn lane onto Condamine St which regularly spills into the middle lane anyway.

I note a media release from Northern Beaches Council on 28th November 2018 which stated, "A range of potential improvements including road widening, more street parking and improved paths have been recommended to ease congestion and to accommodate future growth in the Roseberry Street, Balgowlah commercial area."

Since the above was released, Roseberry St has continued to grow, including the introduction of Aldi. Apart from the aforementioned right turn lane, we have not seen any efforts to ease congestion in the area.

**2. NOISE POLLUTION & SLEEP DISTURBANCE**

The 24-hour operation will lead to increased noise pollution and is completely at odds with the area where the majority of businesses being closed by 10pm and KFC by 11pm. Given this location is next to the first B Line stop from the city, there will be an influx of noisy, drunk patrons walking between the B Line stop and McDonalds.

**3. CRIME & ANTISOCIAL BEHAVIOUR**

Fast-food outlets operating 24/7 often attract loitering, vandalism, and antisocial behaviour, as mentioned above this location will attract drunk patrons from the B Line on their way home.

**4. LIGHT POLLUTION**

The proposal includes perimeter and drive-through lighting operating 24/7, leading to significant light spill affecting nearby residences. The Odour Amenity Assessment does not

sufficiently address these concerns.

## 5. WASTE MANAGEMENT & LITTERING

Fast-food outlets generate significant waste, leading to litter issues in surrounding streets and public spaces, as well as an increase in rodents.

## 6. AIR QUALITY & ODOUR IMPACT

The Odour Amenity Assessment indicates that exhaust emissions from kitchen operations could impact nearby residents which would be detrimental to the peaceful enjoyment of their properties.

## 7. PROPERTY VALUE IMPACT

Studies indicate that 24-hour fast-food outlets in residential areas negatively impact property values due to increased traffic, noise, and crime. The assessment documents fail to consider this economic impact.

In conclusion this proposed development poses significant risks to the local community's amenity, environment, and safety. It is completely at odds with the surrounding areas and will negatively impact residents. The increased traffic alone would be crippling to the area.

Thank you

Sincerely,

Craig and Rebecca McGowan