
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/03/2025 12:15:58 PM
To: DA Submission Mailbox
Subject: Online Submission

04/03/2025

MRS Leonie Lincoln
- 26 Quirk Road ST
Manly Vale NSW 2093
[REDACTED]

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

[Your Name]
[Your Address]
[City, Postal Code]
[Email Address]
[Date]

Dear council members,

I am writing to formally object to the proposed development of a 24-hour McDonald's on Roseberry Street. While I acknowledge the need for commercial growth, this particular proposal is highly inappropriate for our community due to significant concerns regarding traffic congestion, pedestrian safety, environmental impact, and the overall character of the area.

1. Traffic Congestion & Road Safety

The proposed site is already heavily congested, particularly during peak hours. With various schools in the vicinity, there is a high volume of children walking in the area, creating a serious safety risk. The introduction of a 24-hour fast-food drive-thru will further exacerbate traffic issues, leading to increased vehicular movement, illegal parking, and potential accidents involving pedestrians, cyclists, and other road users.

2. Impact on Public Transport & Local Parking

The area is serviced by the busy B-Line, which already experiences significant foot and vehicular traffic. Additionally, the nearby car park is frequently at full capacity. Increased demand from McDonald's customers, including late-night visitors, will likely cause further strain on parking facilities, potentially leading to illegal parking in residential streets.

3. Litter, Noise & Environmental Concerns

Fast-food outlets are well known for generating high volumes of litter. Despite corporate commitments to waste management, the reality is that McDonald's packaging frequently ends up on streets, in waterways, and in residential areas. A 24-hour operation will also introduce continuous noise pollution from customers, car engines, and delivery vehicles, which will disrupt the peace and well-being of local residents.

4. Safety & Community Character

As an up-and-coming residential area, the presence of a 24-hour fast-food outlet is inconsistent with the community's vision for a safe and family-friendly environment. Late-night activity, potential antisocial behavior, and an increase in loitering could compromise the security of nearby homes and businesses.

5. Alternative Locations & Business Suitability

While commercial development is important, there are more suitable locations that would not disrupt residential areas or pose risks to local children. A family-oriented dining establishment with reasonable operating hours would be more appropriate for our community.

For these reasons, I urge the Council to reject this application in favor of a development that aligns with the needs and safety of residents.

Thank you for considering my objection. I would appreciate being kept informed of any updates regarding this application.

Yours sincerely,
Leonie Lincoln