
From: Alex Marshall
Sent: 27/02/2025 12:36:00 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA2025/0132 – Proposed McDonald's Development in Balgowlah

Dear Council Members,

I am writing to formally register my objections to the proposed development application DA2025/0132, which seeks approval for a new McDonald's in Balgowlah. I believe that this development poses several significant concerns for our community, which I outline below:

1. Traffic and Parking Concerns

An establishment of this scale is going to increase local traffic volumes considerably.

I am particularly concerned about the potential influx of congestion during peak times and the likelihood of insufficient parking provisions for both customers and local residents, which may adversely affect nearby streets (some which our staff live on).

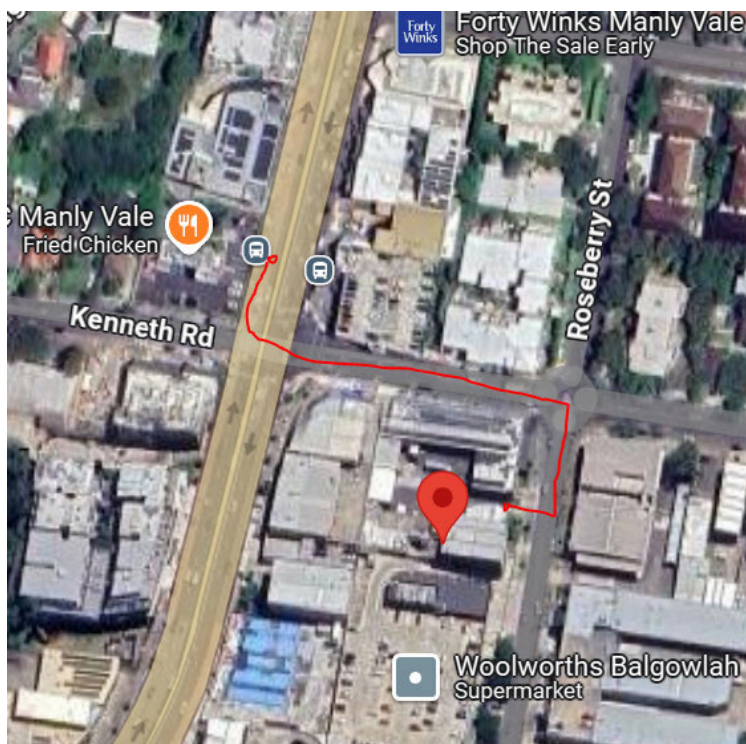
- Our street is industrial with large trucks coming in and out – particularly to Woolworths, Aldi, dsm-firmenich and to US with timber and materials.
- Roseberry Street is narrow with one side of parking (East side) however people continue to park in the no stopping zones (in front of Seven Mile and Artifex) causing chaos and dangerous traffic conditions.
- If McDonalds drive through enter and exit lines spill out on to the street, the traffic load is going to be terribly impacted, including carriers trying to get their deliveries completed within timely manners. Currently we have delivery carriers driving up and down the street several times, turning or U turning as they are unable to deliver at the time they have arrived, it is just going to get so much worse.

Some days it can take 10-15 minutes to get from 33 Roseberry Street to KFC Condamine Street (see map below with red line indicating the short drive).

Due to current traffic congestions, people take so many risks:

- running red lights (and I am talking about 1-4 cars at a time)
- driving over the roundabout
- cutting people off
- driving from Roseberry St, over the intersection at the lights, through the KFC carpark to turn around an beat traffic therefore causing build up on the other side
- pedestrians running out in front of you as they don't want to wait for their "walking" green light

It is already frustrating enough. The roundabout is one of the main concerns but the main lights up at Condamine near the B1, KFC and Bing Lee are dangerous too.



2. Impact on Community Character

The introduction of a global fast-food chain into our area WILL undermine the unique local character and charm that residents value. The development could lead to homogenisation of the commercial landscape and erode the distinctive identity of Balgowlah.

This is going to bring young teens “hanging out” at McDonalds 24/7 and to be honest, most hanging out at McDonalds at night are feral and intimidating.

Recently after a Night at the Barracks, we had to stop at Brooky Maccas for my husband to use the bathroom, he got abused by teens and laughed at for wearing a jumper when it was warm. No respect and we don't need that kind of carry on in our little community. The impact of the potential crime and anti-social behaviour has to be a key factor in this and taken very seriously. Do any of the other McDonald locations have anti-social and crime prevention strategies? If they do, they don't work. I constantly see crowds of teens at Warriewood Maccas and local community pages share some displeasing stories about that location. Values of properties are bound to decrease too which is so sad for current residents.

3. Environmental Implications

The anticipated rise in vehicular movement and increased operational waste could have detrimental effects on our local environment. The current proposals do not appear to adequately address issues related to noise pollution, waste management, and energy consumption, all of which are critical in maintaining our community's sustainability.

We run a high end furniture manufacturing company and showroom right next door and have done for 30 years. The thought of our clients having to smell McDonalds whilst spending time in our showroom is ghastly. Also our staff having to smell this on a daily basis whilst managing high end patrons experiences is an absolute turn off, especially with our showroom door open facing the location in question. This is going to devalue the experience we offer as a long standing small business and member of the Manly Business Chamber.

4. Impact on Local Businesses

The presence of a large franchise could put pressure on existing local enterprises that contribute to the local economy and community cohesion. A shift towards a more corporate retail environment might undermine local businesses and reduce community engagement.

As a local business, we are constantly dealing with people dropping their Woolworths litter in our garden, having McDonalds next door is going to make this a million times worse for the street and us in particular. Are McDonalds going to clean up their customers' mess? Are they going to have security to stop the riff raff?

Given these concerns, I urge the Council to carefully reconsider the proposal and to ensure that any development decisions are made in the best interests of the Balgowlah business and residential community. I respectfully request that you review the application with these points in mind and consider measures that might mitigate the potential negative impacts.

Thank you for taking the time to consider my objections. I look forward to receiving information on how the Council plans to address these issues.

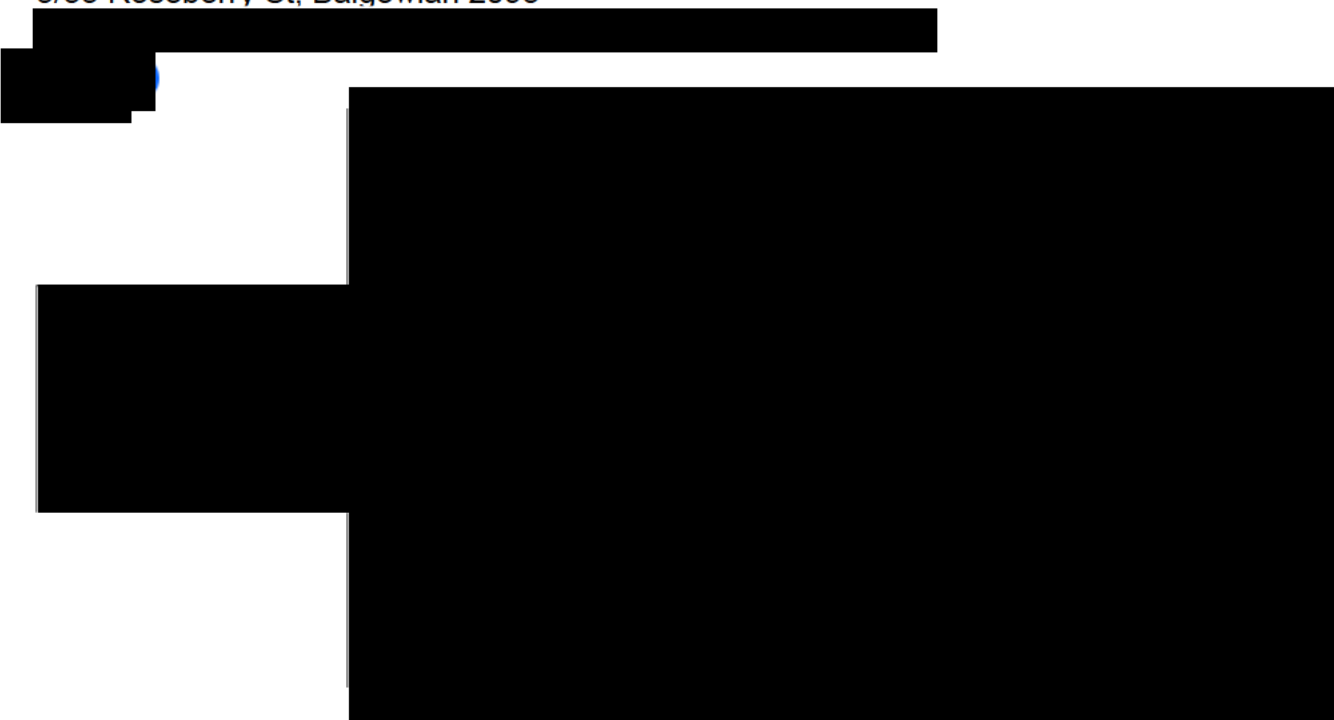
Yours sincerely,

Alex Vujasinovic
33 Roseberry Street, Balgowlah, NSW, 2093

Warm regards

Alex Vujasinovic
Showroom Manager

Artifex Interiors Pty Ltd
3/33 Roseberry St, Balgowlah 2093



*By accepting an Artifex Interiors quote and invoice, you confirm that you have read and accepted
our terms and conditions found here <https://artifex.com.au/pages/terms>*