
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

11/03/2025

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

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

To Whom It May Concern,

I am writing to formally object to DA2025/0132, the proposed development of a 24-hour McDonald's at 37 Roseberry Street, Balgowlah. This development poses significant concerns for the local community, particularly in relation to increased traffic congestion, environmental impacts, and the disruption caused by round-the-clock trading in a largely residential area.

1. Increased Traffic Congestion

The roads surrounding the proposed site are already under considerable strain, particularly during peak school hours and for northbound traffic. The traffic study included in the application does not accurately reflect the current congestion levels or the additional burden that a high-traffic fast-food drive-thru will place on the area.

Key concerns include:

- ****Impact on Manly West Public School Traffic****: The area already experiences heavy congestion before and after school hours due to drop-offs and pick-ups at Manly West Public School. Adding a high-turnover drive-thru restaurant will make an already difficult situation worse, particularly with increased stop-and-go traffic and vehicles queuing for entry and exit.
- ****Northbound Traffic Issues****: Traffic heading north from the area is already a significant problem. There is no right-turn arrow at the intersection of Condamine Street and Balgowlah Road, meaning traffic often fails to get through the intersection in peak times.
- ****Limited Alternative Routes****:
 - The only other northbound option is via Roseberry Street, which funnels into a single lane at the Kenneth Road roundabout.
 - After the roundabout, there is again only a single right-turn lane, creating further delays.
 - This congestion can already add ****up to 30 minutes**** to a journey of just two blocks. The additional demand from a 24-hour McDonald's will exacerbate this issue further.
- ****Lack of Consideration for Future Traffic Growth****: Several residential projects are currently under construction in the area, meaning the local traffic load is already set to increase. The study does not adequately account for this future pressure.

- **Questionable Traffic Study Findings**: The claim that traffic increases will be "minor" (10-35 vehicles per hour) is inconsistent with McDonald's own business model, which prioritises drive-thru sales. A more realistic estimate of traffic impact is required.
- **2018 Traffic Management Consultation**: In 2018, a community consultation was held regarding a traffic management plan for the area. What were the results of this study? It was evident even then that the area was already under significant traffic stress, yet no clear communication or action followed. How does this proposed development align with any findings from that consultation, and why has it not been addressed in the current traffic impact assessment?

2. Unsuitability of 24-Hour Operation in a Residential Area

Unlike other businesses in the vicinity, this proposal seeks to operate 24 hours a day. Such trading hours are inappropriate for a location directly across from residential properties. Issues include:

- **Anti-Social Behaviour**: The accompanying Crime Risk Assessment acknowledges the risk of crime and disturbances but fails to outline specific measures to protect neighbouring residents and businesses. Furthermore, parts of the assessment appear to be copied from an unrelated development in Glenmore Park, raising concerns about its relevance and accuracy.
- **Noise Pollution**: The constant flow of vehicles, loud customers, and late-night deliveries will cause significant disruption to local residents, particularly those directly across the road.
- **Unnecessary Duplication**: There are already existing 24-hour McDonald's locations in Brookvale and Beacon Hill, both of which are in far more suitable areas with less residential impact. There is no demonstrated need for another all-night location in such close proximity to homes.

3. Environmental and Community Impact

The proposed McDonald's poses several environmental risks that will directly impact the local community:

- **Litter Management**: While the application references a Litter Management Strategy, it fails to provide details on how McDonald's will prevent waste from affecting neighbouring properties and local green spaces. Given the proximity of Burnt Bridge Creek Bushland Reserve and Manly Lagoon, additional measures must be put in place to mitigate litter pollution.
- **Odour Pollution**: The claim that the development will not significantly impact air quality fails to acknowledge the proximity of residential homes and the nature of surrounding businesses, which do not contribute to odour pollution. A fast-food restaurant will be a dominant source of cooking odours, affecting air quality for nearby residents.
- **Light Pollution**: The necessity for increased lighting to operate safely overnight will inevitably contribute to light pollution, disrupting the sleep and wellbeing of nearby residents. No adequate mitigation measures have been outlined to address this issue.

4. Negative Impact on Residential Property Values

The application downplays the number of residential properties in the immediate vicinity, stating that the area is "predominantly commercial." This is misleading, as there are numerous homes directly affected by this proposal. The increased traffic, potential safety concerns, litter, noise, and environmental issues will inevitably reduce the desirability and value of these properties. An independent study should be conducted to assess the impact on residential property values.

Conclusion

This development is inappropriate for the proposed location and will negatively impact traffic, safety, environmental quality, and residential amenity. A 24-hour fast-food restaurant across from homes is not in the best interest of the community. I urge the council to reject this application in consideration of the concerns outlined above.

Thank you for your time and consideration. I look forward to your response.