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**From:** Lucian Maly  
**Sent:** 7/03/2025 2:02:59 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0132 Construction of a McDonald's in Balgowlah

Hi members of council,

I am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah (DA2025/0132). After reviewing the proposal documents, I have several significant concerns about this development's impact on our neighborhood - I live 50m away from the site.

My key concerns are:

**Noise pollution & sleep disturbance:** The 24-hour operation will create continuous noise from vehicles, drive-through speakers, and after-midnight "customers". This will severely impact the quality of life for nearby residents, particularly at night!

**Traffic congestion:** Weekday commuting patterns incl. school traffic is already pretty bad on that street. I am expecting it will worsen considerably. I can send you photos if that helps.

**Crime & antisocial behavior:** 24-hour fast-food outlets typically attract loitering and antisocial behavior during late hours, potentially increasing local crime rates and requiring additional police resources. From my understanding, police force resources are already stretched enough.

**Environmental Impact:** The proposed site sits within a Class 4 Acid Sulfate Soil area with no on-site detention system planned, increasing flood risks. Additionally, kitchen exhaust will affect local air quality (i don't want my family to smell like overfried chips all the time).

**Light Pollution:** 24-hour operation requires constant lighting that will spill into surrounding residential properties, disrupting sleep and affecting quality of life.

**Property Values:** Research indicates that 24-hour fast-food operations in residential areas negatively impact neighboring property values due to increased noise, traffic, and crime.

I suggest to:

- **Reject this application unless operating hours are restricted**
- **Require a comprehensive traffic study conducted over at least 2-4 weeks**
- **Mandate additional environmental assessments including a proper drainage plan**
- **Request a social impact assessment to address community safety concerns**

To add to that - In the last year or so, council has already made some really bad decisions (e.g. increased the rates even though everyone was against it, greedy behavior caused Manly Vale daycare to close etc.) and rest assured it will reflect in the next elections. Thank you for considering my objection. Please keep me informed of any public hearings or decisions regarding this application.

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Lucian M.  


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