
From: Melody Plesman-Mackaness
Sent: 22/05/2025 11:14:58 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission to Council opposing DA2025/0132 - Amended Plans
Attachments: Submission to Council opposing Development Application McDonalds Amended Plans.docx;

Dear Council,

Please see attached my submission in opposition to the proposed McDonald's development (DA2025/0132 - Amended Plans).

Kind regards,
Melody Plesman-Mackaness
171 Balgowlah Road, Balgowlah

Submission to Council opposing Development Application DA2025/0132 – Amended Plans

Dear Council,

I am writing to express my strong opposition to Development Application DA2025/0132 and the amended plans currently before the Northern Beaches Council. As a resident of Balgowlah Road, Balgowlah, living with my husband and two young children, I urge Council to reject this proposal based on serious concerns relating to traffic congestion, public safety, amenity impacts, and community opposition.

1. Unbearable Increase in Traffic Congestion

The proposed development will result in a significant increase in traffic along Roseberry Street, Balgowlah Road, Kenneth Road, Koorala Street and surrounding areas. The area is already overwhelmed by the volume of vehicles, particularly during peak times. It is common for traffic to be gridlocked, making everyday travel unnecessarily stressful and time-consuming.

Roseberry Street is not a big road, and it currently supports multiple high-demand retail outlets, including Bunnings, Woolworths, Aldi, and Harvey Norman. These businesses already place substantial strain on Roseberry Street and nearby roads. The addition of another traffic intensive business, such as the proposed McDonald's, would be completely unsustainable and place an unbearable burden on our local road network.

2. Ineffectiveness of Proposed Roundabout

The amended plans to the Development Application includes the construction of a roundabout to address traffic issues. However, this proposed measure is entirely inadequate. At present, the existing roundabout at Roseberry Street and Balgowlah Road causes frequent and extensive traffic backups. In fact, it is often impossible to turn onto Balgowlah Road from Condamine Street due to the congestion.

Additionally, my family frequently finds it difficult to enter or exit our own driveway due to traffic backups. Adding another high-traffic business to this overburdened system will only exacerbate the problem, leading to further gridlock and frustration for residents.

3. Late Night Operations

Even with the reduced trading hours in the amended plans, a closing time of 12am still means that the venue would operate late at night. This is wholly inappropriate in a mixed residential-commercial area. A venue operating late into the night will bring:

- Increased noise levels
- Pollution
- Increased traffic late at night
- Elevated risk of crime and antisocial behaviour

Our neighbourhood, especially Balgowlah Road and nearby Manly Vale, is home to young families and working residents who value a peaceful and safe environment. The establishment of a late-night venue, particularly one as busy as a McDonald's, will irreversibly damage the amenity of the area.

4. Negative Social and Environmental Impact

Past experience in other areas shows that fast food chains operating late into the night attract hoon behaviour, with modified cars speeding and loitering in the area. This poses a significant safety concern, especially for families like mine with young children.

There is also the issue of increased litter and waste, a common byproduct of such establishments. This will negatively affect the visual appeal and cleanliness of our community, bringing down the overall standard of the area.

5. Lack of Community Support

Importantly, this proposal is not supported by the local community. The vast majority of residents, including myself, do not want this development in our area. It does not align with the needs or values of our community, and its approval would show a disregard for the wellbeing of local families and the broader neighbourhood.

The proposed McDonald's development is not appropriate for the area. It does would not bring any real benefit to the local community and instead poses significant risks and burdens to residents of the area. We urge you to please put the needs of the local community first and protect the liveability of our neighbourhood. I strongly urge Council to reject DA2025/0132.

Thank you for your consideration.

Sincerely,

Melody Plesman-Mackaness

171 Balgowlah Road, Balgowlah