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Sent: 5/06/2025 7:20:31 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0132

Submission to Northern Beaches Council Regarding DA2025/0132 – Proposed McDonald's Development in Balgowlah

To Whom It May Concern,

I am writing as a concerned resident and member of the Northern Beaches community to formally object to the proposed development of a McDonald's restaurant in Balgowlah. I urge Council to consider the significant and long-lasting impacts this particular development would have on our community, environment, and local culture.

1. Traffic and Safety Concerns

The proposed location already experiences substantial traffic congestion, particularly during peak hours. The introduction of drive-through McDonalds would increase vehicle movements, compromising road safety for drivers, cyclists, and pedestrians—especially children and families who frequent nearby schools, the b-line bus stop & associated car park, parks, and recreational facilities. Increased traffic also brings noise and air pollution that will affect residential amenity.

The amendments made to the application re: introducing another roundabout will have little to no effect. The existing roundabout gets hugely congested in peak hours and at weekends - these are not the times used when the traffic study was completed by the applicant.

2. Environmental Implications

Fast-food outlets generate significant amounts of waste, including plastic packaging, which is often discarded improperly and ends up polluting local streets and waterways. The Northern Beaches Council has made commendable efforts toward sustainability and environmental responsibility—approving this development would contradict those values.

3. Impact on Local Businesses

Small, locally-owned cafés and food vendors have been part of the Balgowlah community for decades. The arrival of a multinational chain risks putting these small businesses under economic pressure, possibly leading to closures. This would weaken the social and economic fabric that makes Balgowlah & neighbouring Manly Vale such desirable places to live.

Conclusion

I respectfully urge Northern Beaches Council to reject this development application. Residents deserve thoughtful, community-focused development that enhances the character, safety, health, and sustainability of our neighbourhood, not a fast-food chain that threatens to undermine it.

Thank you for the opportunity to provide feedback on this important matter.

Yours sincerely,

Lara Gray

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