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

25/05/2025

MR Amy Hansen
98 King ST
Manly Vale NSW 2093
[REDACTED]

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

Northern Beaches Council
Planning Assessment Team
725 Pittwater Road
DEE WHY NSW 2099

Re: Formal Objection to Development Application DA2025/0132 - 37 Roseberry Street, Balgowlah NSW 2093

To Whom It May Concern,

I write to formally object to Development Application DA2025/0132 for the construction and operation of a McDonald's restaurant, a drive-through facility, at 37 Roseberry Street, Balgowlah. I strongly oppose this development based on the following substantial concerns:

A. Impact on Local Traffic

The existing traffic conditions around Roseberry Street, Kenneth Road, and Condamine Street are already problematic, with congestion and safety issues regularly reported. The proposed drive-through operation would only further strain these roads. In particular:

Kenneth Road and Roseberry Street Intersection

This roundabout is severely impacted by overflow from the nearby Kenneth Road/Condamine Street intersection. The addition of constant traffic to and from a fast food outlet will significantly hinder traffic flow and increase safety risks.

Roseberry Street and Hayes Street Intersection

Currently servicing Woolworths, Aldi, and Coco Republic, this location is already heavily congested. A new roundabout is needed to manage the increased traffic, regardless of McDonald's or not. Traffic here is already so congested.

Balgowlah Road and Condamine Street Intersection

This intersection lacks traffic signal arrows and is a known black spot for collisions, particularly for vehicles turning onto Condamine Street or from Condamine onto Balgowlah Road. Adding further congestion from McDonald's-related traffic is inadvisable.

The applicant's traffic report (Section 3.31) claims that queued vehicles "should not interfere with ingress/egress," but this is unrealistic given the example of KFC at 281 Condamine Street, which suffers regular access issues due to proximity to signals and queueing.

Moreover, the traffic report relies on just two days of observation, which is insufficient to

capture typical traffic volume and patterns. A comprehensive, long-term traffic assessment is necessary before the application can be properly evaluated.

B. Pedestrian Safety

There is inadequate pedestrian infrastructure surrounding the proposed site. With limited crossings nearby, the increased foot traffic to a restaurant will likely result in jaywalking and unsafe pedestrian behaviour, particularly across busy Roseberry Street.

C. Noise Pollution

The Noise Assessment included with the application fails to fully address key noise sources such as:

Patrons congregating on foot or on e-bikes/scooters

Car sound systems at night

Drive-through speaker operations

Kitchen exhaust systems, refrigeration units, and mechanical plant

Residents living directly across Kenneth Road would be severely impacted, especially during night hours. The noise generated by this operation is incompatible with the area's residential nature and would erode local amenity and peace.

D. Light Pollution

The proposed development includes a 9-metre pylon sign, restaurant signage, drive-through lighting, and parking area illumination. This would:

Severely impact the sleep and comfort of nearby residents on Kenneth Road;

Disrupt local nocturnal wildlife.

Such extensive lighting is wholly unsuitable in a residential environment.

E. Safety and Anti-Social Behaviour

The Statement of Environmental Effects refers to staff training in conflict and incident management, acknowledging the potential for anti-social behaviour, theft, and violence. These risks are magnified in a late night operation and present an unacceptable safety concern for local residents.

Conclusion

The proposed development is fundamentally incompatible with its surrounding environment. It would result in unacceptable impacts on:

Local traffic congestion and road safety

Residential amenity through increased noise and light pollution

Pedestrian safety

Local character and quality of life

For the reasons outlined above, I respectfully urge Council to refuse Development Application DA2025/0132.

Thank you for your consideration.

Yours sincerely,

Amy Hansen