
From: Steve Davies
Sent: 2/03/2025 8:34:39 AM
To: Council Northernbeaches Mailbox
Cc: Davies, Karina
Subject: Formal Objection to DA2025/0132 – Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

Planning Department Northern Beaches Council
Dear Sir/Madam,

I am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah, based on environmental, social, and amenity concerns identified in the assessment documents, including the Odour Amenity Assessment and Detailed Site Investigation reports. This submission complies with the Northern Beaches Council's guidelines for making a submission on a development application.

1. NOISE POLLUTION & SLEEP DISTURBANCE

Objection: The 24-hour operation will lead to increased noise pollution due to vehicle movements, drive-through loudspeaker orders, and customer activity, particularly at night. The Odour Amenity Assessment acknowledges that the area includes sensitive receptors, including residential properties within 20m of the site. Request for Additional Study: A Comprehensive Night-time Noise Impact Assessment should be conducted, assessing cumulative impacts from traffic, exhaust fans, and patron behavior. The development should be restricted to operating hours of 7 AM – 10 PM to mitigate noise disturbances.

2. CRIME & ANTISOCIAL BEHAVIOUR

Objection: Fast-food outlets operating 24/7 often attract loitering, vandalism, and antisocial behavior, which could burden local law enforcement and impact public safety. The existing security measures proposed do not adequately address these risks. Request for Additional Study: A Social Impact Assessment (SIA) should be conducted to evaluate the risk of increased crime and recommend effective crime prevention measures, such as increased surveillance, security patrols, and restricted late-night operations.

3. LIGHT POLLUTION

Objection: The proposal includes perimeter and drive-through lighting operating 24/7, leading to significant light spill affecting nearby residences. The Odour Amenity Assessment does not sufficiently address these concerns. Request for Additional Study: A Light Spill Assessment should be conducted with recommendations such as automatic dimming after hours, lower brightness settings, and shielding of light sources.

4. WASTE MANAGEMENT & LITTERING

Objection: Fast-food outlets generate significant waste, leading to litter issues in surrounding streets and public spaces. The Waste Management Plan lacks enforceable commitments to manage off-site waste accumulation. Request for Additional Study: A detailed Waste Management Plan should be required, including frequent street cleaning, public bin provisions, and funding for community waste initiatives.

5. FLOODING & DRAINAGE RISKS

Objection: The site is within a Class 4 Acid Sulfate Soil area, and the Detailed Site Investigation Report notes that no on-site detention (OSD) system is planned, increasing flood risk. Request for Additional Study: A Hydrological and Drainage Impact Study should be conducted, with provisions for on-site stormwater detention (OSD), permeable pavements, and improved drainage infrastructure.

6. AIR QUALITY & ODOUR IMPACT

Objection: The Odour Amenity Assessment indicates that exhaust emissions from kitchen operations could impact nearby residents. The report does not provide sufficient data on long-term odour control. Request for Additional Study: An Odour Impact Study with dispersion modeling should be conducted, ensuring high-efficiency filtration systems and compliance with AS 1668.2-2024 air quality standards.

7. PROPERTY VALUE IMPACT

Objection: Studies indicate that 24-hour fast-food outlets in residential areas negatively impact property values due to increased traffic, noise, and crime. The assessment documents fail to consider this economic impact. Request for Additional Study: A Property Value Impact Assessment should be conducted to assess potential depreciation of nearby properties.

8. TRAFFIC CONGESTION

Objection: The Traffic Impact Study is insufficient, as it only assessed traffic conditions over a limited period and does not account for peak-hour congestion on Kenneth Road and Condamine Street. Request for Additional Study: A Comprehensive Traffic Impact Assessment should be conducted over at least two weeks to account for peak commuter traffic, queuing issues, and potential rat-running through residential streets.

CONCLUSION

This proposed development poses significant risks to the local community's amenity, environment, and safety. I strongly urge the Northern Beaches Council to reject the application unless the concerns outlined above are adequately addressed with additional studies and mitigation measures. I also request to be informed of any public hearings or consultation meetings regarding this application.

Thank you for considering my objection.

Sincerely,
Steve Davies
23 Edwin St, Fairlight, NSW 2094

