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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/05/2025 7:35:31 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

27/05/2025

MRS Beryl Potgieter  
8 / 60 Kenneth ST  
Manly Value NSW 2093  
[REDACTED]

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

Subject: Formal Objection to DA2025/0132 - McDonald's Development at 37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I am writing to object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah.

Other than a minor improvement in trading hours, the revised DA does little to address resident concerns. I would like to raise the below concerns for consideration:

**Traffic Congestion**  
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The proposed site of the McDonalds is already subject to significant traffic congestion at various times of the day. Additional units under construction in the area and not yet occupied also need to be factored into any congestion studies. Adding a McDonalds to this location will significantly increase congestion and accident risk in a high density environment that relies mainly on car and bus transport.

**Noise Pollution & Sleep Disturbance**  
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While better than 24-hour operation, the 5am to midnight trading hours 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.

**Crime & Antisocial Behavior**  
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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.

### Market Oversaturation & Economic Viability

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Clause 9(2) of the Franchising Code prevents excessive concentration of franchises within the same territory. There are already several McDonald's outlets in the region, raising concerns about market oversaturation, economic viability, and potential business failures. In addition there is already a KFC located nearby in Condamine street.

### Light Pollution

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The proposal includes perimeter and drive-through lighting operating 24/7, leading to significant light spill affecting nearby residences.

### Property Value Impact

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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.

Regards

- Beryl Potgieter