
From: [REDACTED]
Sent: 4/06/2025 3:37:54 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection - DA 2025/0132 - 37 Roseberry St, Balgowlah

Attention Claire Ryan.

Further to our letter of objection emailed on 24/2/25, we would like to again express our complete objection to the DA2025/0132 by McDonalds to develop the proposed site.

We are neighbours to the current Seven Miles factory and proposed restaurant site, with the entire site in full view within meters of our balcony. Whilst MacDonalds have updated their response to some of the initial concerns expressed by residents, there are several that from our perspective, and potentially others in such proximity, need to be considered.

A consistent theme for us is that MacDonalds can only control the aspects for the restaurant that are in the scope of their development and operating procedures, and under the control of their staff on site. Many of the concerns expressed previously and here related to how the impact is altered or amplified by the people, locations and activities adjacent to the site over which MacDonalds have no control but are passively interacting with.

The first is the potential for noise. Whilst the current factory operates on average from 5am and often after 9pm, the noise is relatively predictable. Only occasionally, such as when bins are emptied overnight, is there an interrupting level and quality of noise. Whilst MacDonalds has control over its building and operations, it does not have control over noise made by its customers. The most common noise interruptions in the area come from noisy vehicles and shouting from B-Line bus stop and KFC patrons, both of which are further away than the proposed development. Whilst average volumes over a day from the restaurant itself may be low, random transient noises that interrupt the private lives of the nearby residents, and MacDonalds' inability to control their patrons' behaviour need to be considered.

The potential for air pollution based on complaints against MacDonalds from other locations does not foreshadow an improvement in air quality over the existing factory's emissions, which are already well known in the area and some distance away depending on the wind direction. KFC's emissions can be smelled widely, and the heights of the buildings surrounding the proposed site could contain and concentrate the smell. Average weather conditions and emissions are not adequate in understanding the potential instantaneous impacts in adverse conditions. Several years ago, the Bing Lee rear car park saw a build-up of flammable gas caused by a leak from the neighbouring site due to maintenance, with both the car park and building retaining the gas and requiring emergency services intervention. Concentration of smells must be considered.

Littering and anti-social behaviour are a concern already. Just like MacDonalds, KFC do not have any control over how their patrons congregate or act whilst on site or in the surrounding area. For example, KFC litter already has a noticeable presence in the area. Personal experience regarding packaging and food discarded by patrons in other MacDonalds locations concerns me, as it would add to that already present. KFC is also a favourite meeting place for the teens and others who graffiti the B-Line car park, drop items from the top floor, and shower bus stop and road users with water from the fire hoses before damaging them. We already have a problem that has resulted from an uncontrolled meeting place being introduced, despite the B-Line developers, Fulton Hogan, assuring us that the car park had been designed to counter anti-social behaviour. We don't see how MacDonalds are going to prevent similar behaviour. We're not against people having a fun night out but are tired of reporting incidents of damage to NSW Police.

Lastly, most people objecting to the proposal have mentioned the impact to local traffic. The streets surrounding the site do not just serve the local homes and businesses. They are a conduit between adjacent suburbs. However, whilst the impact of high traffic volumes to those travelling through is fleeting, the aggregated effect on residents and businesses can be crippling. Introducing any business that expects a high proportion of its trade to come from either passing or intentional traffic will add to the existing delays at peak times. The use of these streets by emergency services from Manly and Fairlight heading towards Condamine St,

and a lack of alternative direct routes, must also be considered. Once again, averages are not a useful measure for residents' inconvenience and MacDonalds have no control over the traffic outside the proposed development.

We strongly urge the Planning Committee to reject the application for this location.

Kind regards

[REDACTED]

Please remove all personally identifiable information before publishing thank you.