
From: Lara .
Sent: 12/03/2025 1:42:40 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Formal Objection to DA2025/0132 – McDonald's Development at 37 Roseberry Street, Balgowlah

Lara Raymond
U17/27 Quirk Road
Manly Vale, NSW, 2093
[REDACTED]

12 March 2025

Planning Department
Northern Beaches Council
council@northernbeaches.nsw.gov.au

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

Dear Sir/Madam,

I am writing to formally object to the proposed development of a McDonald's restaurant at 37 Roseberry Street, Balgowlah, based on the planning principles outlined in **Section 4.15 of the Environmental Planning & Assessment Act (EP&A Act)**. My concerns relate to the **inconsistency with Environmental Planning Instruments, Development Control Plans, environmental and social impacts, and the public interest**.

1. Inconsistency with Environmental Planning Instruments

Non-Compliance with the State Environmental Planning Policies (SEPP) & Local Environmental Plans (LEP)

- The Northern Beaches **Local Environmental Plan (LEP) 2011** outlines zoning objectives that prioritize **low-impact commercial activity and residential amenity**. The McDonald's proposal, particularly its **24-hour operation and drive-through model**, does not align with these objectives.
- **SEPP (Transport and Infrastructure) 2021** requires developments to ensure **minimal impact on local road networks**. The submitted **Traffic Impact Assessment (TIA)** fails to adequately assess the effect of increased congestion on Condamine Street and Kenneth Road.

Requested Action: Require an independent **Zoning Compliance Report** to assess whether the development aligns with LEP and SEPP requirements.

2. Non-Compliance with the Development Control Plan (DCP)

Failure to Address Waste Management & Environmental Sustainability

- The **Northern Beaches DCP 2013** mandates waste minimisation strategies, yet the McDonald's **Waste Management Plan** lacks enforceable commitments to mitigate littering and excess waste.

- The **Odour Amenity Assessment Report** suggests potential odour issues affecting nearby residences, which contradicts DCP provisions on air quality and residential amenity.

Requested Action: Require a **Revised Waste Management Plan** with stricter mitigation measures, including **increased waste collection frequency, on-site composting initiatives, and proactive litter management.**

3. Significant Environmental, Social & Economic Impacts

Traffic & Parking Congestion

- The **Traffic Impact Assessment (TIA)** does not account for peak-hour congestion impacts on **Kenneth Road and Condamine Street**, both of which are already heavily congested.
- Increased vehicle activity from the **drive-through and delivery services** poses safety risks for pedestrians and cyclists.

Requested Action: Conduct a **Comprehensive Traffic Study** that considers peak-hour congestion, pedestrian safety, and alternative access routes.

Noise Pollution & Residential Amenity

- The **Acoustic Report** underestimates noise pollution from **idling vehicles, drive-through speakers, late-night customers, and waste collection trucks.**
- A 24/7 operation **disrupts local residents' sleep cycles**, which conflicts with **EPA Noise Policy for Industry guidelines.**

Requested Action: Implement **restricted operating hours (7 AM – 10 PM)** and require additional noise mitigation strategies.

Crime & Antisocial Behaviour Risks

- Similar 24/7 fast-food outlets have seen increases in **loitering, vandalism, and antisocial behaviour.**
- The **Crime Impact Report** does not sufficiently address strategies for **enhanced security, CCTV coverage, and police liaison efforts.**

Requested Action: Require a **Social Impact Assessment (SIA)** to evaluate and mitigate risks related to crime and antisocial behaviour.

Property Value Decline

- Research shows that **proximity to 24-hour fast-food outlets leads to residential property devaluation** due to increased **traffic, crime, and noise pollution.**

Requested Action: Require a **Property Value Impact Assessment** to analyse potential depreciation of nearby properties.

4. Not in the Public Interest

- The **Northern Beaches Local Housing Strategy** prioritizes the development of **liveable, high-density residential communities.** A 24/7 McDonald's **contradicts this vision by introducing excessive noise, traffic, and environmental degradation.**

- Public submissions have raised overwhelming opposition to the proposal, highlighting **community disapproval and incompatibility with the area's character**.

Requested Action: Reject the development application unless comprehensive independent studies prove minimal negative impact on the community.

Conclusion

Based on the outlined **planning inconsistencies, environmental risks, social disruptions, and public interest concerns**, I strongly urge the Northern Beaches Council to **reject this application or require extensive modifications and further assessments**.

I request to be notified of any public hearings or consultation meetings regarding this development.

Thank you for your time and consideration.

Sincerely,
Lara Raymond