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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/06/2025

MR Lucian Maly
13 / 70 Kenneth RD
Manly Vale NSW 2093
[REDACTED]

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

Dear Northern Beaches Council / Planning Panel,

I am writing to formally object to Development Application DA2025/0132 concerning the proposed McDonald's restaurant with a drive-thru at 37 Roseberry Street, Balgowlah. Despite the recent amendments to the application, my concerns regarding traffic safety, public order, environmental impact, and community wellbeing remain unaddressed.

1. Traffic and Pedestrian Safety

The intersection of Roseberry Street and Hayes Street is already heavily congested during peak hours, particularly with school and weekend traffic. The addition of a 15-car drive-thru and 26-space car park is likely to exacerbate these issues, creating significant safety hazards for pedestrians, cyclists, and motorists. The proposed roundabout to facilitate U-turns on Roseberry Street may not effectively mitigate the increased traffic flow and could further complicate traffic patterns in this residential area. This mini roundabout will only benefit the patrons of McDonald's, none of the local residents and businesses.

2. Crime and Anti-Social Behaviour

Late-night fast-food outlets are known to attract loitering and anti-social behaviour, including vandalism, noise disturbances, and public intoxication. The proximity of the proposed site to schools and residential areas heightens concerns about the safety and wellbeing of local residents, particularly during late-night hours. The Northern Beaches community should not bear the increased burden on police resources or experience a decline in public safety due to this development.

3. Environmental Impact

The operation of a fast-food restaurant will generate significant environmental concerns, including:

Odour: Emissions from cooking processes, such as grease and frying oil, will likely disperse into the surrounding area, affecting nearby residents and public spaces

Noise: Continuous operation will result in persistent noise from vehicle engines, car stereos, and ordering systems, disrupting the peace of the neighbourhood, especially during nighttime hours

Litter: Fast-food establishments are often associated with increased littering, including takeaway packaging and food wrappers, which can detract from the cleanliness and aesthetic value of the area

4. Impact on Residential Amenity

The proposed development is situated in close proximity to residential properties, schools, and community parks. Residents are likely to experience adverse effects from noise pollution, light pollution, and odour pollution, diminishing their quality of life. This type of business is incompatible with the character of a residential neighbourhood and should not be located in such close proximity to sensitive land uses.

5. Oversaturation

There are already three McDonald's outlets within a 5km radius of the proposed site. And a lot more on the Northern Beaches with KFC being located just across the road from the proposed site. This proposed outlet is dangerously close to schools, popular local sporting fields and recreational areas used by children and families. These are spaces intended to encourage physical activity and community engagement. The presence of a fast-food chain close to such facilities contradicts their purpose and invites poor dietary behaviours among young people.

Conclusion

While the applicant has made minor adjustments to the original proposal, such as reducing operating hours and modifying signage, these changes do not adequately address the core concerns raised by the community. Therefore, I respectfully request that Northern Beaches Council to REJECT Development Application DA2025/0132 in its current form. Our community simply does not want this type of business in our area. You are not welcome here, McDonald's.

Thank you for considering this objection.

Sincerely,

LM