
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 14/03/2025 4:56:35 PM
To: DA Submission Mailbox
Subject: Online Submission

14/03/2025

MS Kirsty Raines
8 / 11 Fairway CL
Manly Vale NSW 2093
[REDACTED]

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

Kirsty Raines
8/11 Fairway Close
Manly Vale, 2093
14/03/2025

Dear Northern Beaches Council,

I wish to express my strong objection for the proposed development of a McDonalds on Roseberry Street, Balgowlah (DA2025/0132) regarding the following concerns.

Traffic - The traffic in this area is already an issue with congested traffic on Kenneth Road and Roseberry Street, particularly during peak periods. The roundabout at this intersection is already insufficient to deal with the current traffic and is often back up towards Condamine Street and along Roseberry Street. The addition of direct traffic to the outlet and the impact to surrounding traffic from more turning vehicles in and out of the outlet would clearly have a significant impact on the small local roads. The outcomes of the traffic report are doubtful as these issues are not well addressed. Regardless, locating a major fast-food outlet off a local road is inappropriate.

Noise - Although the zoning of the development is E3: Productivity Support, it is adjacent to extensive residential areas to the north, including 76 Kenneth Road which is immediately opposite. The increased traffic (vehicular and pedestrian) of a 24-hour facility is unacceptable for this area. The noise report is inadequate as it does not address noise made by patrons (yelling, revving cars, loud music etc) particularly at night. This is completely omitted and is likely the greatest source of additional noise that would impact neighbours and degrade the quality/amenity of the neighbourhood.

Crime and litter - a 24-hour facility would attract late night gatherings and antisocial behaviour. Additionally, the increased source of waste and littering is enviable.

Light - a 24-hour facility would increase light pollution of the area. This would be a result of the facility itself (large signage, security lighting etc) as well as the many additional vehicles that would use the area in night time hours. This would be suitable along Condamine Street, however, is inappropriate for a local road, particularly one that is facing a residential area. The assessment of the light impact in the application is insufficient as there is no external lighting impact assessment provided.

This development is not in the interest of the community.

Kind regards,
Kirsty Raines