
From: Michelle Crowe
Sent: 24/02/2025 12:51:24 PM
To: Council Northernbeaches Mailbox
Subject: Attn: Claire Ryan | Objection to Development Application DA2025/0132

Dear Ms. Ryan,

I am writing to formally object to Development Application DA2025/0132, which proposes the demolition of existing structures and the construction of a McDonald's restaurant, including associated signage, at 37 Roseberry Street, Balgowlah NSW 2093.

1. Traffic and Parking Concerns

The introduction of a McDonald's restaurant at this location is likely to significantly increase vehicle traffic in the area. Roseberry Street and its surrounding roads are already subject to congestion, especially during peak hours. The anticipated rise in traffic could exacerbate this issue, leading to longer commute times and potential safety hazards for both drivers and pedestrians.

Existing congestion issues on Friday and Saturday nights from vehicles queuing up for the KFC drive-thru already create significant traffic problems. Cars attempting to access the KFC drive-thru often become stuck at the Kenneth and Condamine Street intersection, creating a bottleneck that extends from the traffic lights to the Roseberry Street roundabout. This congestion affects all surrounding roads, making the addition of another fast-food restaurant with a high-traffic drive-thru untenable. The cumulative impact of increased vehicle queuing will further exacerbate delays, frustration, and potential traffic incidents in the area.

2. Noise and Operating Hours

Fast-food establishments typically operate extended hours, often late into the night. The continuous operation of a McDonald's restaurant could introduce persistent noise disturbances from customer activity, vehicle movements, and operational equipment. Such noise pollution is likely to disrupt the peace and quiet of the predominantly residential neighbourhood, adversely affecting the quality of life for local residents.

3. Environmental Impact

The construction and operation of the proposed restaurant may have detrimental effects on the local environment. Potential concerns include increased littering, improper waste disposal, and heightened energy consumption.

4. Community Character and Aesthetic Concerns

Balgowlah is characterised by its unique blend of local businesses and residential properties, contributing to a distinct community identity. The introduction of a large, corporate fast-food chain could undermine this character, leading to a more homogenised and less community-focused atmosphere. The standard architectural design and prominent signage associated with McDonald's may also clash with the existing aesthetic of the area, detracting from its visual appeal.

5. Health and Well-being

The proliferation of fast-food outlets is often linked to negative health outcomes, including increased rates of obesity and related diseases. Establishing a McDonald's in close proximity to schools and residential areas may encourage unhealthy eating habits, particularly among children and adolescents. This could have long-term adverse effects on the health and well-being of the community.

In light of these concerns, I urge the Northern Beaches Council to thoroughly assess the potential negative impacts of this development on the local community and environment. I respectfully request that the application be reconsidered, taking into account the objections raised by concerned residents.

Thank you for considering my submission.

Sincerely,

Michelle Crowe



MICHELLE CROWE

Holiday Letting Services

