

---

**Sent:** 22/02/2025 11:40:38 AM

**Subject:** Strong Objection - DA 2025/0132 - 37 Roseberry St Balgowlah

I wish to formally object to the proposed Development Application (DA) for 37 Roseberry Street, Balgowlah, and I am deeply concerned about the lack of consultation with surrounding residents regarding this development. My concerns regarding this proposal are outlined below:

### **Contradiction to Northern Beaches Community Vision**

The **Northern Beaches Vision** promotes a community that “lives in balance with our extraordinary coastal and bushland environment.” This proposal contradicts that vision by:

- Increasing access to unhealthy fast food, particularly for young and vulnerable community members
- Adding an unnecessary third McDonald’s location within a 3km radius
- Contributing to environmental concerns through increased waste and pollution

### **Negative Impact on Local Amenity and Community**

The introduction of a 24-hour McDonald's will alter the quiet and residential nature of the area, particularly at night. Increased traffic and late-night gatherings may lead to anti-social behavior, noise disturbances, and safety concerns for local residents.

### **Exacerbation of Existing Traffic Issues**

The proposed site is located at a heavily congested intersection, already impacted by:

- Traffic flow to and from Manly
- Commuters using the Manly Vale B-Line bus stop
- Visitors accessing supermarkets, Bunnings, and other retailers on Roseberry Street
- School drop-offs and pick-ups for Manly West Public, MacKellar Girls High School, St Kieran’s Primary, and Manly Vale Public

Currently, vehicles turning right onto Condamine Street from Kenneth Road often require multiple light cycles.

Additionally, traffic queues from the KFC drive-thru already cause significant delays at the Kenneth Rd/Condamine St intersection.

With the near completion of the 267 Condamine Street development and the approved 37-room boarding house at 255 Condamine Street, congestion will only intensify. The estimated 1,200–2,400 additional vehicle movements per day generated by McDonald's will place further strain on the road network.

### **Increased Risk to Pedestrian and Cyclist Safety**

This location is already hazardous for pedestrians and cyclists, particularly students and commuters using footpaths, bike lanes, and crossings near the proposed site. Increased vehicle activity will heighten the risk of accidents in an already high-traffic area.

### **Significant Noise Disturbance to Nearby Residents**

A 24-hour McDonald's will introduce excessive noise levels, including:

- Constant traffic in the car park and drive-thru
- Frequent supply deliveries and waste collection
- Mechanical noise from kitchen operations

With residences as close as 5–25 meters from the proposed site, these disturbances will severely impact quality of life. The development does not appear to include adequate noise mitigation measures.

### **Light Pollution and Its Impact on Residents and Wildlife**

Currently, the area has minimal commercial signage, and lighting is limited to streetlamps. A 24-hour McDonald's would introduce excessive artificial lighting, leading to:

- Disruptions to residents’ sleep patterns

- Negative effects on local wildlife
- Increased 'sky glow,' reducing night sky visibility and potentially affecting air quality

## Unclear Odour Management and Potential Air Quality Issues

The **Odour Amenity Assessment** states that ventilation system details are not yet finalized, making it impossible to predict the extent of odour emissions. Full transparency and independent assessments should be required before approval, with comparisons to similar McDonald's sites (e.g., Brookvale).

Given that the existing KFC already emits strong odours, adding another fast-food outlet would further degrade air quality for residents in Balgowlah and Manly Vale.

## Environmental and Waste Management Concerns

The presence of a McDonald's will inevitably increase litter in the area, as seen at other locations. The **Keep Australia Beautiful National Litter Index** found that McDonald's packaging accounted for **11% of total branded litter** (2019/2020 report).

Additionally, McDonald's has a history of improper waste oil disposal. The **EPA has recently pursued penalties against multiple McDonald's locations** for illegally dumping cooking oil. Without stringent enforcement, similar environmental risks exist for this site.

## Increased Stormwater Runoff and Flood Risks

The site is designated as a **Medium Risk Precinct** on the council's **Flood Hazard Map**. Increased stormwater runoff from the proposed car park and other hard surfaces will elevate flood risks for nearby apartment buildings with underground parking.

Given the frequency of extreme weather events, poor stormwater management could also result in infrastructure damage to roads and footpaths.

## Detrimental Change to Local Streetscape and Character

The proposed McDonald's does not align with the character of the surrounding area, which is defined by **green spaces, tree-lined streets, and diverse residential architecture**. A large, brightly lit commercial fast-food outlet is out of place in this setting.

## Conclusion

For these reasons—including increased traffic congestion, safety risks, environmental concerns, and negative impacts on community well-being—I strongly oppose this development and urge the council to reject the application.

Regards

**David Hunt**  
Head of TAS

*We acknowledge the Traditional Custodians of the Country on which we learn and play, and their connections to land, sea, bush, sky and community.*

*We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.*



**Dee Why Campus** Pre K to Year 12  
210 Headland Rd, Dee Why 2099  
t: +61 2 9438 6200

[www.stlukes.nsw.edu.au](http://www.stlukes.nsw.edu.au)

**Bayview Campus** Pre K to Year 6  
1977 Pittwater Rd, Bayview 2104  
t: +61 2 9979 5755



