
From: Floriane Guilbaud
Sent: 11/03/2025 12:19:33 PM
To: Council Northernbeaches Mailbox
Subject: Formal Objection to DA2025/0132 – Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

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12.03.2025

Planning Department
Northern Beaches Council
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Subject: Formal Objection to DA2025/0132 – Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah.

This submission complies with the Northern Beaches Council's guidelines for making a submission on a development application.

1. 1. .Traffic Impact

Objection: The Traffic impact renders this site completely unsuitable for a 24/7, eat-in and takeaway development such as McDonalds. As it currently stands, the traffic congestion on Roseberry St and Kenneth Rd are horrendous, particularly at certain times of the day, including peak hour, school drop-off and pick-up times, and Saturday mornings. The traffic on Kenneth Rd is regularly backed up several hundreds of metres. Kenneth Rd is a major thoroughfare leading from Manly and Queenscliff to Condamine St. There are also currently numerous large retailers on Roseberry St, including Aldi, Bunnings, Woolworths and Harvey Norman. The traffic on Roseberry St is also nearly always backed up, sometimes as far as all the way to Balgowlah Rd. The roundabouts cannot cope, nor can the lights at the Condamine intersection. Throw into the mix, the B-Line carpark in Kenneth Rd, which cannot cope with the volume of cars as it stands.

The idea of adding to all this congestion with a 24/7 McDonalds is beyond what could be considered reasonable. This proposed development would be situated opposite a residential complex, with the carpark entry to that complex, also on Kenneth St. It would make it almost impossible for residents to exit and enter their own premises at certain times of the day.

Surely the council cannot consider adding to this congestion. Queuing issues, and potential rat-running through residential streets must be considered.

2. 2. .Noise Pollution and Sleep Disturbance

Objection: The 24-hour operation will lead to increased noise pollution due to vehicle movements, drive-through loudspeaker orders, and customer activity, particularly at night. The Odour Amenity

Assessment acknowledges that the area includes sensitive receptors, including residential properties within 20m of the site. The cumulative impacts from traffic, exhaust fans, and patron behaviour will have a highly detrimental effect on residents living only 20 metres away.

3. 3. .Crime & Antisocial Behaviour

Objection: Fast-food outlets operating 24/7 often attract loitering, vandalism, and antisocial behaviour, which could burden local law enforcement and impact public safety, particularly late at night. Residents should not be at exposed risk of antisocial behaviour, nor should their safety be compromised for the sake of big business and money. The existing security measures proposed do not adequately address these risks.

4. 4. .Light Pollution

Objection: The proposal includes perimeter and drive-through lighting operating 24/7, leading to significant light spill affecting nearby residences and affecting quality of sleep. How will this be addressed?

5. 5. .Waste Management & Littering

Objection: Fast-food outlets generate significant waste, leading to litter issues in surrounding streets and public spaces. The Waste Management Plan lacks enforceable commitments to manage off-site waste accumulation.

6. 6. .Air Quality & Odour Impact

Objection: The Odour Amenity Assessment indicates that exhaust emissions from kitchen operations could impact nearby residents. How is that acceptable? What will be the long-term effects of this pollution to residents living across the road? Will they be able to open their windows and sit on their balconies? Surely compliance with air quality standards is a primary concern in considering any proposed development.

7. 7. .Flooding & Drainage Risks

Objection: The site is within a Class 4 Acid Sulphate Soil area, and the Detailed Site Investigation Report notes that no on-site detention (OSD) system is planned, increasing flood risk.

8. 8. .Property Value Impact

Objection: Studies indicate that 24-hour fast-food outlets in residential areas negatively impact property values due to increased traffic, noise, and crime. The assessment documents fail to consider this economic impact.

Conclusion:

This proposed development poses significant risks to the local community's amenity, environment, and safety. I honestly cannot see how all these significant issues can be adequately addressed. I strongly urge the Northern Beaches Council to reject the application.

Thank you for considering my objection.

Sincerely,

Floriane Guilbaud



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