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**From:** Renata Brezinova  
**Sent:** 29/05/2025 9:06:50 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Application Number: DA2025/0132 - OBJECTION  
**Attachments:** 1000022792.jpg; 1000022794.jpg; 1000022793.jpg;

Renata Maly  
13/[70 Kenneth Road, Manly Vale](#), 2093, NSW  
29.5.2025

Dear Members of Council and Local Planning Panel,

I am writing to express my strong objection to the amended Development Application DA2025/0132 for the proposed McDonald's development at [37 Roseberry Street, Balgowlah](#). The revised plans do very little to address the concerns raised in my initial submission and remain unacceptable for several reasons, outlined below.

As a resident of 70 Kenneth Road, I am deeply concerned about the significant and negative impact this development will have on our local community.

### 1. Traffic Congestion and Pedestrian Safety

- \* The proposed **mini roundabout** at Roseberry Street and Hayes Avenue offers no tangible benefit to the community. It appears designed solely to facilitate access for fast-food patrons – no benefit for the local community.
- \* **Replacing the existing raised pedestrian crossing** with a pedestrian refuge on Hayes Street poses a serious safety risk. This change would endanger young children, families with prams, the elderly, and all pedestrians, who currently rely on the safety of the raised crossing.
- \* Not only is the **traffic report from 2016**, the traffic report also references data from locations such as Stanmore, Liverpool, and Rosehill—areas with vastly different infrastructure and demographics. These comparisons are not relevant to the unique conditions in Balgowlah whatsoever. As a local resident, I regularly experience gridlock that makes it difficult—and at times unsafe—to exit my own driveway.
- \* No matter how the developers amend the plan, addition of this business will always negatively impact the already heavy traffic in the area. We need to improve the traffic situation, not make it worse.
- \* This restaurant is likely to attract a high number of teenagers from nearby schools, many riding **e-bikes** without helmets. This poses a further danger as they navigate busy streets and footpaths, increasing the likelihood of accidents. Is this really the future we want for our community?
- \* **KFC** on the corner of Kenneth Road and Condamine Street is already causing traffic issues and blocking north bound traffic. KFC patrons who can't turn into the KFC's carpark, blocking traffic all the way down to the traffic light intersection, preventing northbound traffic from going through. Photos taken 27.5.2025 at 5:20PM are attached. We **refuse** to have another business causing the same issues on the proposed site.

### 2. Environmental and Social Impact



- \* ·The proposed low-to-medium seating capacity will encourage a **high volume of drive-through traffic**, contributing further to fuel emissions, noise pollution, and congestion. The image of 15 idling vehicles lining up for fast food is hardly compatible with a sustainable, liveable suburb. I ask: would the developers or proponents of this project be comfortable living directly across the street from such a facility?
- \* ·The current site proposed is unacceptable for the local residents on Kenneth road and Roseberry street and the wider community. Such a restaurant doesn't belong to a residential area directly facing apartment living. The trading hours from 5am to 12 midnight will negatively impact the residents' wellbeing (noise and light pollution, sleep and comfort, the right for peace and quiet, odour from waste storage on the site, litter). The noise generated by this operation is incompatible with the area's residential nature and would erode local amenity and peace.
- \* ·**SLR Consulting Australia**, who are managing the DA on behalf of McDonald's, claim to address the world's most complex sustainability challenges. Yet enabling more fast-food developments in an already saturated area contradicts any genuine commitment to environmental sustainability.
- \* ·Emergency vehicle access is another serious concern. The already congested streets will be further obstructed, delaying critical services like ambulances based in Balgowlah.
- \* ·It is widely recognized that 24/7 fast-food restaurants can attract antisocial behaviour, produce excessive waste, and attract vermin. Despite marketing claims of "healthy options," McDonald's overwhelmingly promotes poor dietary choices—particularly for school-aged children. Furthermore, the odour and fumes from cooking oils will degrade the air quality for residents nearby.

As a resident of 70 Kenneth Road, I am deeply concerned about the significant and negative impact this development will have on our local community. The community has already voiced its opposition in significant numbers. I strongly urge the Council and the Local Planning Panel to reject this application in its entirety. Please listen to the people who live here and prioritize the wellbeing of our residents over the commercial interests of a multinational corporation.

There are far more appropriate locations on the Northern Beaches for this type of development than Balgowlah.

Kind regards,  
Renata Maly

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