
From: David Smith
Sent: 12/03/2025 4:36:11 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Formal Objection to DA2025/0132 – Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

David Smith
4/70 Kenneth Road
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12/03/2025

Planning Department
Northern Beaches Council
council@northernbeaches.nsw.gov.au

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

Dear Sir/Madam,

I, on behalf of our household of 3 people, am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah, based on several concerns.

Roseberry St, and adjoining streets, are essentially small local side-streets, with the proposed location bordering directly on a residential area. The proposed location is grossly inappropriate for a 24hr McDonald's business.

To elaborate on our concerns and objections:

ANTISOCIAL, CRIMINAL, DRUNKEN & DISORDERLY BEHAVIOUR

Objection: A 24 hour operation will lead to increased disturbance and crime, already an issue in the area with nearby fastfood outlets and B-Line bus stop.

Police are regularly called to attend such disturbances, including vandalism of property, loitering and harassment of passers-by, to the extent that we already feel unsafe in the area at night.

This will worsen when the nearby KFC closes each night at 10-11pm. These people, who I have personally witnessed making similar disturbance in the KFC, will naturally gravitate and congregate around a 24 hour McDonald's.

NOISE & LIGHT POLLUTION

Objection: The proposed location borders directly on a quiet residential area. The very nature of a 24 hour business will increase noise and constant light impacting and disturbing sleep.

Additional traffic and impatience in motorists blaring horns on this heavily congested intersection will also increase noise during busier times.

RUBBISH & LITTERING

Objection: Fast food outlets naturally generate considerable waste, and is already a concern in this area with people regularly dumping their rubbish from nearby KFC and pizza outlets in our property as they walk by, attracting and increasing vermin in the area.

Much of it goes unnoticed by any study in waste management as residents with some pride in their neighbourhood clean up themselves after these individuals dump their rubbish.

A 24hr McDonald's in this location will significantly worsen this issue around our unfenced property.

AIR QUALITY & ODOUR

Objection: The very nature of a 24hr McDonald's fast food restaurant and its constant exhaust extraction and kitchen operations will impact nearby residents. This area is already impacted by odours from nearby KFC fastfood outlet.

Additional traffic congestion will also contribute to noise.

TRAFFIC CONGESTION

Objection: From the information I have been able to find, traffic assessment seems to have been conducted over a very short period of time and/or outside of regularly congested periods during peak hour and on weekends.

Roseberry St, with its increased shopping outlets is regularly congested to a standstill, literally for the entire length of the street.

Traffic in its present state cannot even clear the Condamine St intersection on occasion because vehicles are already queuing down Kenneth Rd to enter the KFC drive-through.

As a small local single lane side-street, how will Roseberry St cope with additional vehicles attracted to this sidestreet area queuing for a McDonald's drive-thought as well?

LOCATION & NEED

Objection: This area does not need another McDonald's, especially being in such close proximity to existing McDonald's. This area is already oversaturated with all types of fastfood.

There are several McDonald's nearby, including a 24hr McDonalds literally a few minutes up the road in neighbouring Brookvale.

Locating yet another 24hr McDonalds with its associated issues here is not required, and may even contravene McDonalds' own franchising requirements being in such close proximity to other nearby outlets.

CONCLUSION

To conclude, this proposed development poses significant risks to the local community's amenity, environment, and safety.

I strongly urge the Northern Beaches Council to **reject the application** unless the concerns outlined above are adequately addressed with additional studies and mitigation measures.

I also request to be informed of any public hearings or consultation meetings regarding this application.

Thank you for considering my objection.

Sincerely,

Smith Household

A solid black rectangular box used to redact the signature of the sender.