
From: Melody Plesman-Mackaness
Sent: 4/03/2025 3:40:47 PM
To: Council Northernbeaches Mailbox
Subject: DA2025/0132
Attachments: Submission to Council Opposing McDonalds on Roseberry St.docx;

Dear Council,

Please see attached my submission opposing development application DA2025/0132.

Kindly confirm receipt.

Kind regards,

Melody

Submission to Council Opposing Development Application DA2025/0132 for 24-Hour McDonald's Fast Food Restaurant

Dear Council,

I am writing to formally oppose the development application DA2025/0132 for a 24-hour McDonald's fast food restaurant at 37 Roseberry Street, Balgowlah. As a local resident living on Balgowlah Road, I am deeply concerned about the adverse effects this proposal would have on our community, especially in terms of traffic, noise, and pollution.

1. Devastating Impact on Traffic and Safety

The traffic along Roseberry Street and Balgowlah Road is already highly congested, particularly during peak hours. Traffic backs up well past the intersection of Balgowlah Road and Condamine Street, often making it impossible to turn onto Balgowlah Road from Condamine Street. A 24-hour fast food restaurant, especially one as popular as McDonald's, will only exacerbate this congestion. The continuous flow of vehicles at all hours of the day and night will cause gridlock, not only on major roads but also on residential streets that are not designed to accommodate such volumes. This will create severe traffic hazards for local residents, pedestrians, and cyclists. The impact on our daily lives and the safety of our community cannot be overstated.

2. Noise Pollution and Disturbance to Local Families

As a parent of young children, I am especially concerned about the noise pollution this development would bring, particularly during the night. A 24-hour fast food restaurant would attract patrons at all hours, including the middle of the night. This would lead to constant traffic noise, car alarms, the sound of vehicles idling, and patrons' noise as they order, pick up, or eat their food. For families like mine, where young children are trying to sleep, this constant disruption will be unbearable. How can we expect our children to get the rest they need when a McDonald's is operating throughout the night nearby? It's unclear who would frequent a fast food restaurant at these hours, but the presence of late-night customers in a quiet residential area raises serious concerns about the long-term impact on the local community's peace and well-being.

3. Environmental Impact: Pollution and Rubbish

The constant operation of a 24-hour fast food outlet will inevitably increase litter and waste

in the area. Fast food restaurants are notorious for generating significant amounts of rubbish, much of which ends up on the streets. It is not unusual to see discarded packaging, wrappers, bottles, and food containers scattered around areas surrounding such venues. The increase in foot traffic and cars will compound this problem, creating a constant burden on local cleaning services and residents who will be forced to live with the eyesore and environmental harm that comes with it.

4. Increased Likelihood of Crime and Anti-Social Behaviour

It is well documented that fast food restaurants operating late into the night often become hubs for anti-social behaviour and criminal activity. A 24-hour McDonald's would exacerbate this issue, with late-night patrons creating noise disturbances, littering, and engaging in disruptive behaviours that would affect the surrounding residential areas. The presence of such a business operating at all hours of the day would attract individuals who may otherwise not be present in the area, resulting in a decrease in safety and quality of life for local residents. The surrounding neighbourhood could see an uptick in vandalism, public intoxication, loitering, and even more serious criminal activity, which would be detrimental to our community's peace and security.

5. Questionable Benefits to the Local Community

While the developers may argue that a 24-hour McDonald's could provide some convenience, it is difficult to understand how this benefits the broader local community. The real question is: *who does this development truly serve?* It seems likely that the benefits would primarily go to the corporate entity behind the chain, while local residents bear the brunt of the negative consequences. Our community values sustainable living, environmental preservation, and a peaceful, family-friendly environment. A fast food restaurant that operates round the clock is in direct opposition to these values. This proposal does not meet the needs of the local community and does not enhance the quality of life for those of us who live here.

6. Impact on the Character of the Area

The introduction of a high-traffic, 24-hour commercial establishment to the area would drastically alter the character of our neighbourhood. The area would become more chaotic, with more noise, traffic, and disruption, turning a once peaceful and desirable place to live into an environment dominated by late-night commerce. This shift would undermine the sense of community and security that we value so deeply.

The proposed McDonald's development would have a devastating effect on the local community. The increase in traffic congestion, noise, pollution, and the overall disruption to the local community, especially families with young children, cannot be overlooked. It is unclear who would truly benefit from a 24-hour fast food outlet, but it is clear that the negative impact on the community would be significant. I strongly urge the Council to reject this application and consider the long-term consequences for the local residents and environment.

Thank you for your consideration.

Sincerely,

Melody Plesman-Mackaness

171 Balgowlah Road, Balgowlah