
From: Michael Carter
Sent: 5/06/2025 8:41:05 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093

Dear Council,

I am writing to object to the Development Application DA2025/0132 for a McDonald's restaurant and drive-through at 37 Roseberry Street, Balgowlah. The proposed development raises significant concerns in relation to traffic congestion, access, noise pollution, excessive signage, and public safety.

The area surrounding the site is already under pressure from existing retail, commuter, and residential traffic. The introduction of a drive-through fast-food outlet—operating from early morning until late at night—would place unreasonable and unsafe demands on local infrastructure.

Traffic congestion on Roseberry Street and Kenneth Road is well documented. These roads experience long queues, blocked roundabouts, and delayed turning movements, particularly during weekday peak hours and weekends. The proposal would significantly increase vehicle movements in this already congested corridor, including drive-through customers, delivery vans, waste collection vehicles, and staff arriving and departing across all hours of the day. The traffic report accompanying the application presents a picture of minimal impact that doesn't reflect the observed reality on the ground.

The access arrangements rely on left-in/left-out movements with a narrow 410mm median along Roseberry Street. In practice, this design will be ignored by some drivers, who will attempt unsafe U-turns or illegal right turns when faced with congestion or delay. This introduces serious risks to road safety, particularly at peak times and in a network already known for conflict points and driver frustration.

Noise from drive-through operations is another major issue. Residents living directly across the road will be exposed to a constant stream of activity—car engines, intercom use, door slams, delivery trucks, staff movement, and waste collection—much of which will occur during early morning or late evening periods. The type of noise generated by drive-through customers, especially at peak times or late at night, is unpredictable and disruptive. Background traffic noise cannot be relied upon to mask this. These disturbances will have a direct and ongoing impact on the amenity of nearby homes.

The level of signage proposed is excessive and visually intrusive. The height of the pylon sign, combined with multiple illuminated signs per frontage, is out of scale with the surrounding streetscape. This is a low-rise, mixed-use area, not a highway service centre. The presence of illuminated signage into the night will result in unnecessary light pollution, affecting both streetscape character and the sleep quality of nearby residents.

Public safety is also a serious concern. A fast-food drive-through open until midnight encourages loitering, group congregation, and antisocial behaviour during hours when the surrounding businesses are closed. There is no meaningful plan for managing this activity, and no commitment to a security presence. Nearby public transport stops and footpaths could

become hotspots for unwanted behaviour, adding risk and discomfort for residents, commuters, and pedestrians.

This development would place an unreasonable burden on a local network that is already operating at its limits. The traffic, noise, lighting, and behavioural impacts are incompatible with the surrounding environment, particularly for residents who live directly opposite the site.

I ask that Council consider the lived experience of the local community, the pattern of congestion and disruption already evident in the area, and the unsuitability of this location for the type of high-turnover, late-night business being proposed. This is not a site that can support the demands of a drive-through McDonald's without causing lasting harm to local amenity, safety, and functionality.

Thank you for considering this submission.

Regards

M Carter