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**From:** michael woodward  
**Sent:** 1/03/2025 1:05:36 PM  
**To:** Council Northernbeaches Mailbox; Sue Heins  
**Subject:** Objection to DA2025/0132 to Proposed McDonald's Development at 37 Roseberry Street Balgowlah

Michael and Wendy Woodward  
8/35-37 Quirk Road, Manly Vale NSW 2093

1 March 2025

Planning Department  
Northern Beaches Council

**Subject: Objection to DA2025/0132 to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – Environmental, Social, and Amenity Concerns**

Dear Sir/Madam,

I am writing to formally **object** to the proposed **24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah**, due to significant **environmental, social, and amenity concerns** that have not been adequately addressed in the development proposal.

### **1. Noise Pollution & Sleep Disturbance**

The proposal includes a **24/7 drive-through**, with **continuous vehicle movement, loudspeaker orders, and late-night customer activity**. The **nearest residences are only 20 meters away**, and the **Noise Impact Assessment (NIA)** fails to fully assess the impact on sleep disruption for local residents.

**Objection:** I request a **comprehensive nighttime noise assessment** and **restricted operating hours (e.g., 7 AM – 10 PM)** to protect residential amenity.

### **2. Crime & Antisocial Behaviour**

The **Crime Risk Assessment** acknowledges that 24-hour fast-food outlets often **attract loitering, vandalism, and antisocial behaviour**, particularly at night. While **CCTV and lighting** are included in the design, there is **no guarantee these measures will effectively deter crime**.

**Objection:** I request a **Social Impact Assessment (SIA)** to evaluate the **risk of increased crime** and suggest **additional security measures**, such as **increased patrols and closure during late-night hours**.

### **3. Light Pollution**

The proposal includes **perimeter and drive-through lighting operating 24/7**, which could cause **significant light spill into nearby homes**.

**Objection:** The Council should require a **Light Spill Assessment** and mitigation measures, such as **lower brightness settings, automatic dimming after hours, and additional shielding for residential properties**.

### **4. Waste Management & Littering**

Fast-food outlets generate significant litter, often **dispersed beyond store boundaries**, affecting **footpaths, streets, and nearby residential areas**. While the **Waste Management Plan** mentions McDonald's litter patrols, it **does not guarantee responsibility for cleaning public areas**.

**Objection:** The developer should be required to implement **more frequent street cleaning, provide additional public bins, and fund community-led waste management initiatives**.

## **5. Flooding & Drainage Risks**

The **Stormwater Management Plan** states that no **on-site detention (OSD) system** is proposed, despite the site being **within a flood-affected area**. Any underperformance of the drainage system could increase the risk of **local flooding**.

**Objection:** A **flood mitigation strategy, including on-site detention tanks or improved drainage infrastructure**, should be mandated before approval.

## **6. Air Quality & Odour Impact**

The **Odor Amenity Assessment** claims that cooking emissions will be "effectively dispersed," but the report **does not provide data on long-term monitoring**. Continuous **fumes, exhaust emissions, and waste odours** could negatively affect nearby residents.

**Objection:** A **detailed Odor Impact Study and regular air quality monitoring** should be required to ensure compliance and prevent negative impacts.

## **7. Property Value Impact**

The presence of a **24/7 fast-food outlet** in a primarily residential area could **decrease property values** due to **noise, increased crime, litter, and traffic concerns**.

**Objection:** I request that the Council conduct a **Property Value Impact Assessment** to evaluate the potential depreciation in nearby home values before approving the development.

## **Conclusion**

This proposal presents **serious concerns for local residents' quality of life, environmental sustainability, and community safety**. I strongly urge the Council to require **further assessments and modifications** before approving this development.

Thank you for considering my objection. I request to be informed of any hearings or public consultations on this matter.

Sincerely,  
Michael and Wendy Woodward