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**From:** [REDACTED]  
**Sent:** 5/06/2025 12:49:27 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Objection to DA2025/0132 - Proposed McDonald's at 35-37 Roseberry Street, Balgowlah

The General Manager  
Northern Beaches Council  
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**Subject: Objection to DA2025/0132 - Proposed McDonald's at 35-37 Roseberry Street, Balgowlah**

Dear Sir/Madam,

I write to formally object to Development Application DA2025/0132 for the construction and operation of a McDonald's restaurant and drive-through at 35-37 Roseberry Street, Balgowlah.

The proposal presents serious planning, safety, amenity and policy alignment concerns. I request that Council refuse the application outright or impose strict and enforceable conditions, as detailed below.

**1. Traffic, Road Safety and Queuing Risks**

- The proposed right-turn access into and out of the site contradicts Council's traffic advice recommending a central median to mitigate queue conflicts.
- Vehicles queuing across the frontage may breach NSW Road Rules 132, 133 and 128, obstructing through traffic and compromising safety.
- The site's proximity to a roundabout and its 30m driveway offset violate the intent of AS2890.1, which discourages access points near intersections.

**2. Non-Compliance with TfNSW Referral Requirements**

- The traffic impact assessment underreports peak vehicle movements, avoiding referral to TfNSW despite likely exceeding the 200 vph threshold.
- This undermines transparency and disregards the Guide to Traffic Impact Assessment, potentially invalidating conclusions on road network suitability.

**3. Proximity to Schools and Child Safety Risks**

- The site is near multiple schools (St Cecilia's, Mackellar Girls, and Balgowlah Heights Public), and a 24/7 fast-food outlet presents well-documented health and safety risks.
- In similar cases, proximity to schools was grounds for refusal or operating restrictions (e.g. Kariong, Redfern).
- Increased traffic, marketing to minors, and poor dietary influence are inappropriate in this educational precinct.

**4. Inconsistency with McDonald's Own Site Planning Policy**

- McDonald's Australia typically selects sites on major arterial roads or shopping centre precincts-not residential side streets near roundabouts.
- This proposal contradicts that model, suggesting it is out of character with the company's own best practices for site location and access.

**5. Litter and Environmental Management Concerns**

- Fast-food drive-throughs consistently generate high litter volumes, especially near schools and pedestrian zones.
- The site drains toward the Manly Lagoon catchment, raising environmental management concerns if waste systems are not rigorously monitored and enforced.

#### 6. Cumulative Community Impacts

- The development fails to respect the low-scale residential nature of Roseberry Street and the broader Balgowlah/Manly Vale precinct.
- It introduces unnecessary traffic and amenity conflicts in a neighbourhood already impacted by through-traffic on Condamine Street.

#### 8. Missed Opportunity for TOD-Compatible Housing

- The NSW Government's new Transport-Oriented Development (TOD) reforms identify this precinct for increased residential density, supporting up to 6-storey apartments within 800m of transit nodes.
- Roseberry Street clearly falls within this TOD catchment, with access to frequent bus services and the Balgowlah commercial centre.
- A car-centric, single-storey drive-through is entirely inconsistent with the State's strategic planning intent for the site.
- The site is more appropriately used for medium-density residential or mixed-use development, aligned with SEPP (Affordable Rental Housing), TOD principles, and Council's Centres Strategy.

#### Request for Determination

In light of the above concerns, I urge Council to:

1. Refuse DA2025/0132 in its current form; or
2. If approval is considered, impose the following conditions:
  - Install a central median strip to enforce left-in/left-out access
  - Require an updated traffic assessment with TfNSW referral
  - Conduct an independent road safety audit
  - Reconsider the zoning suitability of the site under TOD planning reforms

Thank you for the opportunity to comment on this important matter. I look forward to Council acting in the community's best interest and upholding the planning objectives of the Northern Beaches LGA.

Yours sincerely,

Kellie McMaster  
17 Highview Ave  
Manly Vale NSW 2093

