
Sent: 13/03/2025 1:21:20 PM
Subject: Fwd: DA2025/0132 - Objection to application

Dear Sir/Madam

I am writing to formally object to Development Application for demolition works and construction of a McDonalds at 37 Roseberry St (DA2025/0132)

Traffic Impact

The roundabout at Roseberry street and Kenneth Rd is a traffic hotspot and is often at a standstill. The traffic study had a number of limitations in terms of data collection but also does not sufficiently model how the additional traffic generated by a 24-hour McDonalds will exacerbate these issues. The roads backed up at the Brookvale McDonalds are evidence of the congestion that will occur and it will be worse at this site as Tradie time will overlap with school pick up rush. In addition it is already very difficult to cross the roads around this roundabout safely. The proposal will also add to traffic turning off Condamine St onto Kenneth Rd which could cause road blocks and could lead to rat running through local residential streets to avoid congestion. Under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 Councils must consider the potential impacts of a development on the local community including traffic congestion and public safety.

Noise pollution, Light pollution and odour impacts

This proposal includes a 24/7 drive through with continuous loud speaker orders and late night customer activity. The nearest residences are only 20 meters away and the noise impact assessment fails to fully assess the impact on sleep disruption. The proposal includes perimeter and drive-through lighting operating 24/7 which could cause significant light pollution to nearby homes. In addition emissions and odours could negatively effect nearby residences. Environmental Planning and Assessment Act 1979 requires all developments to align with zoning environmental and social impact regulations including noise pollution and environmental impact.

Crime and Littering

A 24-hour outlet often draws light-night gatherings which can lead to more litter and disruptive behaviour. While the Waste Management Plan mentions McDonalds litter patrols it does not guarantee responsibility for cleaning public areas.

Property Values

The presence of a 24/7 fast food outlet in a primarily residential area could decrease property values due to noise, traffic congestion litter and other points raised above

Impact of Children's health

Multiple schools are nearby so students walking or biking through the area could face additional traffic risks and temptation from junk food. Childhood obesity rates are already a major challenge in NSW

Site selection

The site does not appear to meet McDonalds standard site criteria in terms of high traffic visibility, drive through efficiency and accessibility.in additional there are already several McDonalds outlets in the areas raising concerns about market over saturation and economic viability

Conclusion

This proposed development poses significant risks to the local communities environment and safety. I strongly urge the Northern Beaches Council to reject the application unless the concerns outline above are addressed with additional studies and mitigation measures including:

1. Comprehensive traffic study including detailed assessment of queueing impacts, potential for rat running and a post development monitoring plan
2. Comprehensive nighttime noise assessment and restricted operating hours
3. Social impact assessment
4. Light spill assessment
5. Waste management plan
6. Flood mitigation strategy including on-site detention tanks
7. Detailed odour impact study and regular air quality measurements
8. Property value impact assessment
9. A Market impact study and financial viability assessment
10. Zoning compliance report

Thank you for considering my objection. Please keep me informed about the progress of this application

Kind Regards

Malcolm Stedman
Parkes St Manly Vale