
Sent: 2/03/2025 2:35:26 PM

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,

Ricardo Damiani