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**From:** [REDACTED]  
**Sent:** 21/05/2025 1:18:19 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Objection to McDonald's DA2025/0132  
**Attachments:** Northern Beaches Council Objection to McDonald's DA2025 0132.pdf;

Hello,

Attached is my objection to the proposed McDonald's in [REDACTED]  
[REDACTED]

Thank you,  
[REDACTED]

Northern Beaches Council

20th May 2025

To whom it may concern,

I am writing to **object** the amended DA application number: DA2025/0132 for McDonald's development at 37 Roseberry St Balgowlah.

I wrote to object when the first application was submitted, and my opinion has not changed. The subsequent applicant has not addressed any of my concerns.

My objections include the following:

1. Increased Traffic & Congestion & Safety Concerns

- a. The applicant has included a new traffic report in their latest submission, this report seems to be a cut and paste report from previous McDonald's applications throughout Sydney, which has absolutely nothing to do with this site in Balgowlah. Their new traffic reports refers to peak hour traffic generation in suburbs including Northmead, Liverpool, Rosehill, Stanmore, and Haberfield. This has NOTHING to do with the northern beaches suburb of Balgowlah. And furthermore, this report was conducted in 2016. That is almost 10 years ago. Traffic in Sydney has significantly increased due to factors such as population growth, urban development, and evolving commuting patterns. And so to use such data that is almost 10 years old is irrelevant.
- b. The applicant also wants to install a mini roundabout in Roseberry St and Hayes St. How will the Coles, Aldi, Woolworths and Salvos, Bunnings, Harvey Norman, and other trucks and semi-trailers navigate such roundabout. This is a ridiculous proposal and downright dangerous to cars, bikes, and pedestrians.
- c. Roseberry Street is a very dangerous street as is, by adding a McDonalds, will increase foot traffic and E-Bikes specifically from local school children, especially the Mackellar Girls High School which is a mere 800m away.
- d. Kenneth Road (Condamine St intersection), Balgowlah Road (Bunnings intersection), Condamine St (Burnt Creek Deviation), Kenneth Road East and West, Balgowlah Road East and West of Condamine St, Stocklands Condamine St, Hayes St, Balgowlah Road heading towards Manly Pool, Round-about at Harris Farm, heading towards Freshwater, and to Manly Beaches are all very congested roads during mornings & Afternoons peak

hours M-F and on weekends all mornings and afternoons. I know as I live in this area, you only have to check out every objection that Council has received to prove that this area is a real problem with traffic, and gridlock.

## 2. Health Concerns

- a. McDonalds food is associated with weight gain & obesity, Type 2 diabetes, heart disease and hypertension, digestive issue due to low fiber, poor overall diet quality. The food is high in calories, high in saturated fats and trans fats, excess sodium, added sugars, low in fiber and micronutrients.
- b. The proposed McDonald's is too close to schools including St Kierens, Mackellar Girls High, Manly West primary, Manly Vale primary, Balgowlah Boys High Schools, not to mention the multiple pre-schools in the area. This is problematic for several reasons: Such easy access to unhealthy food, it undermines healthy eating education, diet related health risks, this is targeted marketing, replaces better food options, and could become an after school loitering and safety concerns.

## 3. Impact on Community Character

McDonalds does not fit with the aesthetic character of Roseberry St Balgowlah. It is primarily a residential area (with more development underway), with an influx of higher end businesses primarily furniture shops, supermarkets, coffee shops, independent cafes & dining options. By approving McDonald's, this will harm local small businesses in the area, as such businesses may struggle to compete with McDonald's prices, brand power and advertising reach. It will also contribute to a loss of local entrepreneurship.

## 4. Increase Litter and Waste

McDonalds restaurants are filthy with fast food packaging often ending up as street rubbish. Increased garbage and pests including rats, and birds. Also environmental concerns around single use plastics, and the carbon footprint of large corporations such as McDonalds.

5. Noise Pollution

A drive through will increase car traffic, especially during peak hours. Noise pollution from cars, late night patrons, delivery trucks, rubbish removals will affect nearby residents.

6. Anti-Social Behaviour

McDonalds are notorious for anti-social behaviour, especially near transport hubs such as the B-Line.

- a. Youth congregation and loitering; McDonald's is cheap, central and accessible, it will become a natural hangout for teenagers. Large unsupervised groups will gather for long periods especially after school or in the evenings, this will make patrons or residents feel intimidated or unsafe, even if no laws are broken.
- b. Late night disturbances; intoxicated individuals leaving bars/clubs, from the B-line, loud disruptive crowds, fights, vandalism, graffiti, damage to nearby property, which will lead to noise complaints and public disturbances and police call outs.
- c. Strain on Local Resources; increased anti-social behaviour will require more frequent police presence, school staff and parents may also have to manage issues relating to truancy.
- d. Impact on perceived safety; serious crime could occur, which will lead to a decline in neighborhood morale, make residents feel less safe especially at night, getting off the B-Line Bus.
- e. (e) Will there be CCTV cameras installed?

In summary, this site should not be approved for a McDonald's, there are too many trade-offs including increased traffic, congestion and noise, health risks, safety for residents, pedestrians, bike riders, loitering and anti-social behaviour, increased policing & security resources, strain on local character and small businesses, and environmental degradation.

Sincerely,



Manly Vale Resident