
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 18/04/2025 3:44:10 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

18/04/2025

RABBI Fred Baker
35 Willandra RD
Beacon Hill NSW 2100
[REDACTED]

RE: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093

Objection to Development Application DA2025/0132 - McDonald's Proposal at 37 Roseberry Street, Balgowlah

Dear Planning Team,

I am writing to register my formal objection to Development Application DA2025/0132 for the construction and operation of a McDonald's outlet at 37 Roseberry Street, Balgowlah.

This proposal raises numerous planning, environmental, and social concerns that, in my view, make it incompatible with the character and values of the surrounding community. My objection is made in accordance with the considerations set out in Section 4.15 of the Environmental Planning and Assessment Act 1979.

1. Misalignment with Strategic Planning Objectives

The proposed development undermines the intent of the Northern Beaches Local Environmental Plan (LEP) 2011, which seeks to support local businesses while preserving residential amenity. A 24-hour, high-traffic fast-food outlet introduces an intensity of use that is fundamentally inconsistent with the site's zoning and the surrounding residential fabric.

Furthermore, State Environmental Planning Policy (Transport and Infrastructure) 2021 emphasises integration with existing infrastructure and the minimisation of transport disruptions. The Traffic Impact Assessment submitted by the applicant fails to demonstrate how the significant increase in vehicle movements, particularly through the drive-through and delivery operations, will be sustainably managed on an already congested road network.

Action Requested: A full, independent assessment of the site's strategic compatibility and traffic implications.

2. Failure to Meet Development Control Plan (DCP) Standards

The Northern Beaches Development Control Plan (DCP) 2013 includes clear guidelines

around waste management, environmental performance, and amenity protection. The application falls short in several respects:

- The Waste Management Plan lacks meaningful strategies to address high volumes of litter typically associated with fast-food outlets.
- The Odour and Air Quality Assessments do not adequately address emissions from kitchen exhaust systems, particularly in the context of neighbouring residential properties.

Action Requested: Revise the Waste and Odour Plans with enforceable controls including regular waste collection, covered bins, air filtration systems, and active litter patrols.

3. Adverse Environmental and Community Impacts

a. Traffic and Pedestrian Safety Risks

The addition of a McDonald's at this location will place undue pressure on the local road network, particularly along Condamine Street and Kenneth Road. The area already experiences congestion, and the development will increase traffic volumes, particularly during evenings and weekends. Of particular concern is the impact on pedestrian and cyclist safety, which appears to be insufficiently considered.

Action Requested: Commission a broader, peak-hour traffic and pedestrian safety study and explore alternative access configurations.

b. Noise and Operating Hours

A 24/7 operation introduces unacceptable noise levels into a predominantly residential area, especially from idling vehicles, drive-through orders, waste collections, and late-night patron activity. This would significantly erode local amenity and breach acceptable standards under the EPA's Noise Policy for Industry.

Action Requested: Limit trading hours to no later than 10 PM and require acoustic barriers and ongoing monitoring of noise levels.

c. Social and Crime-Related Impacts

Experience in other localities suggests that 24-hour fast-food outlets can become magnets for antisocial behaviour, especially after midnight. This application does not adequately address the social consequences or include sufficient measures such as surveillance, lighting upgrades, or coordination with community safety networks.

Action Requested: Undertake a Social Impact Assessment with clear mitigation strategies for managing antisocial behaviour.

4. Not in the Public Interest

The local community has already expressed strong opposition to this proposal, which is seen as incompatible with the area's character and long-term vision. The Northern Beaches is

working to build sustainable, liveable communities-not developments that prioritise corporate interests over residents' wellbeing.

Fast-food outlets of this scale can negatively affect surrounding property values, deter local foot traffic to smaller businesses, and erode community identity.

Action Requested: A comprehensive Public Interest Review and Property Impact Study, with results made publicly available before further consideration of the proposal.