
From: Kim Sagoa
Sent: 24/02/2025 6:22:39 PM
To: Council Northernbeaches Mailbox
Subject: Objection to DA2025/0132 – Proposed 24-Hour McDonald's at 37 Roseberry St

Dear Northern Beaches Council,

I am writing to formally object to DA2025/0132, which seeks to establish a 24-hour McDonald's restaurant at 37 Roseberry St, Balgowlah. This proposal is wholly unsuitable for the location and poses significant negative consequences for the surrounding area, particularly in relation to traffic congestion, environmental impact, safety concerns, and overall community well-being.

1. Traffic and Safety Concerns: The proposed site is already heavily congested due to its proximity to Condamine Street, Kenneth Road, and Roseberry Street. Over the years, the addition of major retailers such as Aldi, Woolworths, and Bunnings has significantly increased traffic flow, leading to regular bottlenecks and unsafe driving conditions. A 24-hour fast-food restaurant, particularly one with a drive-through, would introduce an even greater volume of vehicles at all hours of the day and night, exacerbating an already critical traffic issue. Increased traffic congestion would also heighten the risk of accidents, particularly with pedestrians and cyclists who frequent the area.

2. Noise, Light, and Air Pollution: Operating a McDonald's 24/7 would create continuous noise pollution from car engines, drive-through orders, and late-night customers. This is a quiet, mixed-use area, and local residents should not be subjected to the disruptive sounds of a fast-food operation at all hours. Additionally, the constant illumination from signage, menu boards, and headlights would contribute to excessive light pollution, disrupting the natural ambiance of the neighborhood. The additional traffic and waste emissions from vehicles idling in the drive-through would also contribute to poor air quality.

3. Environmental and Waste Management Issues: Fast-food restaurants generate a substantial amount of waste, and McDonald's is no exception. Overflowing bins, litter, and improperly disposed-of food packaging will contribute to pollution in the surrounding area. The presence of discarded food waste will likely attract vermin and pests, further exacerbating hygiene and environmental concerns.

4. Crime and Safety Risks: 24-hour operations attract loitering and antisocial behavior, particularly late at night. Incidents of vandalism, theft, and disorderly conduct often increase around all-night establishments. Local police resources are already stretched, and the addition of a 24-hour McDonald's could contribute to further strain on law enforcement.

5. Incompatibility with the Surrounding Area: While the zoning for the site permits takeaway food establishments, the scale and nature of a McDonald's—especially one operating 24/7—makes it unsuitable for this location. The area is not equipped to handle the additional burdens this business would impose, and it is not in line with the needs or desires of the local community.

In accordance with Section 4.15 of the Environmental Planning & Assessment Act, the council must consider the significant social, economic, and environmental impacts of this

development. The proposed McDonald's would have a detrimental effect on the community, and I strongly urge the council to reject this DA in the interest of preserving the safety, livability, and environmental quality of the area.

Thank you for your time and consideration.

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