

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 5/03/2025 5:00:24 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

05/03/2025

MR Phil Beresford  
4 / 27 Campbell PDE  
Manly Vale NSW 2093  
[REDACTED]

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

Subject: Objection to Development Application DA2025/0132 - Proposed 24-hour McDonald's at 37 Roseberry Street, Balgowlah

Dear Sir/Madam,

I am writing to formally object to Development Application DA2025/0132, which proposes the construction and operation of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah. While I appreciate the need for business development in our community, I have serious concerns regarding the negative impact this establishment will have on the local area, particularly in relation to increased traffic, noise pollution, litter, vermin, and antisocial behaviour.

**Increased Traffic**

The proposed development is likely to result in a significant increase in vehicular traffic in the area, particularly during peak hours and late-night periods. Roseberry Street and the surrounding roads already experience high traffic volumes, and the addition of a 24-hour fast-food restaurant will exacerbate congestion. This will not only lead to longer commute times for residents but also pose safety risks for pedestrians and cyclists, especially given the proximity to residential areas. The potential for increased vehicle movements from drive-thru customers, delivery trucks, and staff commuting at all hours is of particular concern. Additionally, traffic in the area is already heavy due to lorries delivering to ALDI, Coles, Woolworths, and Bunnings Warehouse, further compounding congestion and safety concerns.

**Increased Noise**

Operating a 24-hour fast-food restaurant in a predominantly residential area will inevitably result in increased noise levels at all hours of the day and night. The constant movement of vehicles, customers using the drive-thru, and late-night gatherings in the car park will generate significant disturbance to nearby residents. Noise from car engines, honking, loud conversations, and staff activities, including waste collection and deliveries, will contribute to an unacceptable increase in ambient noise levels, disrupting the quiet character of the neighbourhood. The nearby KFC and other restaurants close at 10 pm, ensuring minimal late-night disturbances, whereas a 24-hour operation will significantly alter the current noise environment.

### Increased Litter

Fast-food restaurants are notorious for generating high volumes of waste, much of which ends up as litter in surrounding streets, parks, and residential areas. The addition of a 24-hour McDonald's will likely result in a noticeable increase in discarded packaging, cups, and food waste, impacting the cleanliness and aesthetics of the community.

### Increased Vermin

An increase in food waste and litter will inevitably attract rodents and other vermin to the area, posing a potential health hazard to residents and local businesses. The presence of a 24-hour food establishment increases the likelihood of waste accumulation and insufficient waste management, exacerbating this issue.

### Increased Antisocial Behaviour

Late-night fast-food establishments often become hotspots for antisocial behaviour, particularly when they operate 24/7. The proposed McDonald's may attract groups of people gathering in the car park, leading to noise disturbances, vandalism, and potential safety concerns for nearby residents. Existing businesses in the area close at reasonable hours, ensuring that the community remains peaceful overnight. A 24-hour fast-food restaurant would drastically change this dynamic.

Given these concerns, I urge the Northern Beaches Council to reject this application or, at the very least, impose strict operational restrictions to mitigate the adverse effects on the local community. I appreciate your time in considering my objections and trust that the Council will prioritise the well-being of residents in its decision-making process.

Yours sincerely  
Phil Beresford