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To: DA Submission Mailbox
Subject: Online Submission

04/03/2025

MS MELISSA EATON
4 / 43 - 45 Roseberry ST
Manly Vale NSW 2093

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

I am writing to formally object to the Development Application 2025/0132 for a proposed 24-hour McDonald's at 37 Roseberry Street. As an owner and resident on Roseberry Street, I have serious concerns about the impact this development will have on our street and community, particularly in relation to noise and light pollution, waste management, odour pollution, crime and safety, traffic congestion, and the overall necessity of this development given the existing fast-food options in close proximity. With two 24 hour McDonalds within 3 km of this location, there is no need to add another fast food outlet to our residential area, causing significant disruption for residents.

Noise Pollution - The noise from drive-through speakers, car engines, patrons, delivery trucks and garbage removal (particularly during late-night and early-morning hours), will be excessively disruptive to residents. The proposal suggests deliveries twice daily with no noted truck parking area on the plan. This would indicate deliveries will happen outside in evening hours, severely disrupting the quiet of a neighbourhood with no other 24 hour operations.

Light Pollution - The proposed McDonald's development will introduce excessive artificial lighting through bright signage, floodlights, and illuminated menu boards, significantly impacting the surrounding residential area. The plans include multiple illuminated signs on both Kenneth Road and Roseberry Street, which will disrupt the quality of life for nearby residents by increasing glare, reducing night-time visibility, and contributing to unnecessary light pollution. The intensity and extent of this lighting will severely affect properties within the block radius of the site, making it unreasonable for such an intrusive level of illumination to be permitted in a residential setting.

Crime & Antisocial Behaviour - The Crime Risk Assessment itself acknowledges that 24-hour fast-food outlets frequently attract loitering, vandalism, and other antisocial behaviour, particularly during late-night hours. While the proposal includes measures such as CCTV and improved lighting, these are not guaranteed to prevent or sufficiently mitigate crime. The continuous operation of this McDonald's would create a late-night gathering point, increasing the likelihood of disturbances, noise, and potential criminal activity. Given that the site is surrounded by a residential area, it is unreasonable and unfair to subject residents to increased safety risks, disruption, and a diminished sense of security in their own homes.

Traffic Congestion and increased traffic - As all other objections have noted, the proposed site is located at an already heavily congested intersection, which regularly experiences delays and safety concerns. Increased traffic from a 24-hour fast-food restaurant will exacerbate this

issue, leading to further gridlock and increased risk to pedestrians, cyclists, and motorists. The addition of drive-through queues and delivery services will only worsen the existing problem, creating further frustration and safety hazards.

Odour Pollution - The impact of odour pollution must also be considered in this development. The proposed site is currently occupied by a coffee roastery, and the scent of roasting coffee is already a constant presence for nearby residents, in addition to the nearby KFC odours. Introducing a 24-hour McDonald's will replace this with the strong, persistent smell of frying oil, grilled meat, and other fast-food cooking odours, which will linger and spread through the area.

This concern is not hypothetical - residents already experience odour issues from the nearby KFC, which regularly emits strong fried food smells that travel well beyond its premises. A second major fast-food establishment in such close proximity to residential properties will compound this problem, making it difficult for residents to enjoy their homes, particularly those with windows and outdoor spaces located directly across from the proposed location. Unlike the coffee roastery, which operates during regular business hours, a McDonald's running 24/7 will generate odours continuously, including late at night when residents expect a quieter, fresher environment.

Waste, Litter, and Vermin - There is already a noticeable issue with littering and vermin in the area due to existing fast-food outlets, such as the nearby KFC, which has contributed to discarded packaging and rodent activity. A new 24-hour McDonald's will only worsen this problem, with increased takeaway packaging leading to further waste concerns. The presence of additional food waste and rubbish will further attract vermin, creating ongoing public health and environmental concerns.

Unnecessary Development - There is already two 24-hour McDonald's less than 3 km away from this location, as well as other fast-food outlets in the vicinity (KFC, Dominos). This proposed development is not necessary and will only duplicate existing services while significantly impacting local residents.

For these reasons, I strongly urge the council to reject this application. The proposed development will contribute to increased traffic congestion, noise and light pollution, odour pollution, and waste management issues while adding no real value to the community. A more suitable location, away from residential areas and high-traffic intersections, should be considered if this development is to proceed.

Sincerely,

Melissa Eaton