
From: Max Burke
Sent: 11/03/2025 5:18:44 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection - DA 2025/0132 - 37 Roseberry St Balgowlah
Attachments: IMG_7009.jpg; IMG_7019.jpg; IMG_7043.jpg; IMG_7063.jpg; IMG_7064.jpg;

To whom this may concern,

I would like to formally object to the proposed Development Application (DA) for the McDonald's at 37 Roseberry Street, Balgowlah. As someone who frequently travels to this area, I have concerns about the development's potential impact for several reasons.

Traffic Congestion: The proposed site is located at the intersection of a very busy roundabout, which is already prone to heavy congestion. This intersection serves as a major route for traffic approaching and exiting Manly, accessing public transport hubs like the BLine bus stop at Manly Vale, and reaching nearby shopping areas such as the Roseberry Street shops, supermarkets, and Bunnings. Additionally, the area sees significant traffic from parents and students commuting to and from several local schools, including Manly West Public, MacKellar Girls Campus, St Kieran's Primary, and Manly Vale Public. During peak times, such as school pick-up hours and weekends, the area becomes particularly congested (please see attached photos). The proposed McDonald's is expected to generate an additional 200 cars per hour, leading to up to 4,800 extra vehicles per day, further exacerbating the strain on already congested infrastructure.

Pedestrian Safety: The proposed location is at a busy intersection, which is already hazardous for pedestrians using footpaths to access shops, public transport, and schools. The area is frequently used by students and cyclists, and adding a McDonald's with high traffic could significantly increase the risks for pedestrians and cyclists.

Odour Impact on Surrounding Residential Areas: The Odour Amenity Assessment states that the ventilation design has not yet been finalized, leaving critical details such as discharge velocities and stack heights undetermined. It is essential that this submission includes precise, measured data on anticipated odour levels, based on comparisons with other McDonald's locations like the one in Brookvale. The existing KFC in the area already generates strong odours, and the addition of another fast-food establishment will likely overwhelm residential areas to the north and south of the site.

Visual Impact: The proposed development is inconsistent with the surrounding area's character. The local neighborhood, known for its garden suburbs and green recreational

spaces, is made up of an eclectic mix of residential homes, street trees, and small shrubs. A McDonald's with its large-scale design and branding is not in harmony with the aesthetic of the area and would disrupt its existing visual character.

Light Pollution: Roseberry Street and Kenneth Road currently have limited commercial signage, with most nighttime illumination coming from streetlights. The proposed development includes artificial lighting, including a large 9-meter high golden arches sign. The constant light emissions from the site will contribute to light pollution, affecting nearby residential areas and disturbing sleep patterns, as well as negatively impacting local wildlife. Additionally, this excess lighting could result in "sky glow," diminishing visibility of the night sky and potentially impacting air quality.

Noise Pollution: The noise generated from the operation of the McDonald's, including mechanical noise, supply deliveries, waste collection, and traffic from the carpark and drive-thru, is likely to be substantial. The closest residences to the proposed site are only 5 meters away to the west, 15 meters to the north, and 25 meters to the northeast, all within an unacceptable range for noise disturbances. The proposal seems to lack sufficient noise control measures to mitigate these impacts on nearby residents.

Environmental Concerns: The proposed development is likely to increase litter in the area, as some patrons may improperly dispose of their waste, potentially contaminating nearby bushland and waterways. The Keep Australia Beautiful National Litter Index (2019/2020) showed that McDonald's-branded packaging accounted for 11% of total litter. Additionally, the Statement of Environmental Effects does not adequately address the potential environmental risks associated with disturbing or draining acid sulfate soils, a concern that could lead to significant environmental harm. There is also no landscaping plan included, raising concerns about a lack of buffer planting and canopy cover, which would help mitigate some of the environmental impacts. Finally, it is unclear whether waste oil management processes will be adequately implemented, as McDonald's has recently faced penalties for improper disposal of waste oils.

Water Run-Off: The proposed site and surrounding area are classified as a 'Medium Risk Precinct' according to the council's Flood Hazard Map. The addition of large, impermeable surfaces like the car park will increase stormwater run-off, posing a greater risk of flooding to nearby apartment buildings with underground car parks. Given the increasingly severe weather patterns and the potential for heavier rainfall, this development could cause significant damage to surrounding infrastructure, including roads and pathways.

Social Impact: The development of a McDonald's in this area will increase traffic and crowds, which will impact the currently quiet residential area. The establishment will likely attract customers at all hours, leading to disturbances at night and potentially contributing to social problems like increased noise and anti-social behavior.

For these reasons, I strongly object to the proposed development at 37 Roseberry Street, Balgowlah, and urge the council to reconsider this application.





Woolworths





