
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/03/2025 12:28:16 PM
To: DA Submission Mailbox
Subject: Online Submission

11/03/2025

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

TO WHOM IT MAY CONCERN

PLEASE REMOVE NAME, ADDRESS, CONTACT DETAILS ETC BEFORE PUBLICATION

I am writing to raise my objections to DA2025/0132 regarding the proposal to build and operate a McDonald's restaurant at 37 Roseberry Street Balgowlah.

My objections to the proposal are set out below:

1. Impact of Additional Traffic

The roads surrounding the proposed development are already subject to a large amount of traffic pressure. The traffic impact study attached to the development application fails to address the likely impact of the proposal. Issues of concern include:

- Concerns surrounding the limited data collection period upon which the SEE acceptability is based. As an immediate resident, it is not representative of observed existing traffic conditions. Further traffic studies, over a greater and more varied time period is required.
- Failure to address the impact on traffic immediately outside the area studied - for example, Koorala and Roseberry Streets are used by drivers to avoid the traffic lights at the intersection of Kenneth Road and Condamine Street. The impact of the proposal on Koorala Street should be included in the expanded traffic study and report.
- There are several residential projects under construction near the proposed site - the potential traffic load of these has not been included in the traffic study.
- The conclusion of the authors that the increased traffic flows will be minor at 10-35 vehicles per hour (para 3.25 of survey) appears inconsistent with the statement that McDonald's business model focuses on drive-thru sales (para 6.12.3 - Statement of Environmental Effects)
- The impact of the proposed development on parking availability does not appear to have been considered.

2. Hours of Operation

The proposed 24/7 trading hours are inconsistent with other businesses in the vicinity. A 24/7 trading model introduces a set of risks to local residents that have not been sufficiently

addressed in the SEE.

All night trading risks attracting anti-social and criminal behaviour, a fact acknowledged in the Crime Risk Assessment accompanying the application. However, this assessment is deficient in a number of areas, including:

- It appears to be a pro forma document recycled for this development application, with the document header on pages 2,3 and 4 referencing 90-98 Glenmore Ridge Drive, Glenmore Park rather than the proposal in question
- It outlines broad design principles rather than providing specific details on what will be done to mitigate the increased risk of crime and anti social behaviour
- Focuses solely on the protection McDonald's staff, customers and pedestrians - it ignores the protection of neighbouring residents and businesses.

Crime aside, late night custom will be disruptive for local residents. The demand for 24 hour McDonalds access is already serviced by existing restaurants at Brookvale and Beacon Hill - which at times of low traffic, are not far away. Both restaurants are also far more suited to truck and heavy vehicle patronage likely to utilise the 24 hour facilities.

3. Environmental Impacts

The proposed development contains numerous environmental risks, the cost of which will ultimately be borne by neighbours and the local community. These include:

Litter Management

Para 6.7.1 of the Statement of Environmental Effects states some of the actions of the McDonalds Litter Management Strategy will be put into place at the Balgowlah operation. These appear to focus on litter branding and on-site actions. There is no Management Plan regarding McDonalds duties to address the following:

- Minimise litter impact on neighbouring businesses and residents (including remediation activities)
- Minimise litter impact on Manly Lagoon, given the proximity to Burnt Bridge Creek Bushland Reserve - a reserve that Northern Beaches Council regards as "... significant in terms of both ecological and community values. Ecologically, the riparian corridor provides a habitat link between the coast and natural areas further inland. The protection and enhancement of the native riparian vegetation in the reserve is crucial for the movement of wildlife." (<https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/burnt-bridge-creek-bushland-reserve>)

Odour Management

Para 6.10 of the Statement of Environmental Effects states that "considering the predominance of commercial operations within the vicinity, the proposed operations will not considerably contribute to the odour profile of the area". This analysis:

- Fails to acknowledge the significant residential presence near the site of the proposed operations
- Fails to acknowledge the nature of other commercial operations in the area (consumer goods, service enterprises, gyms etc) that do not contribute to the odour profile. A fast-food

enterprise will be the dominant contributor.

Light Pollution

Para 6.11 of the Statement of Environmental Effects notes appropriate lighting will be installed on the proposed premises, with light spill to be minimised by adherence to the applicable standard - the methodology for constraining light spill and the realities of this has not been addressed.

Given the 24 hour nature of the proposed operation, it can be assumed increased lighting will be a necessity to reduce antisocial behaviours in the carpark and surrounds. There is no Management Plan or Proposal that addresses the health impacts that proposed all night light pollution will pose to the immediate residents. This needs to be addressed.

Visual Impacts

As noted at 4.4.3 Signage of DCP Compliance Assessment, the proposed development breaches Manly DCP2013 by attaching 13 business identification signs. However, the breach is noted by the applicant as justified and not excessive. This signage and proposal does not fall into Design Excellence and as such, should not be permitted.

Note: the DCP Compliance Assessment appears to be another recycled pro form document, with document headers referring to a McDonalds development application for 47-49 Flinders Street Wollongong.

4. Impact on Residential Property Values

The site analysis contained in the Statement of Environment Effects (para 3.0) states the surrounding area is predominantly commercial with "some" units on the Northern side of Kenneth Road. This statement is misleading and diminishes the actual number of residential premises impacted by the proposed development.

Increased traffic flow, potential safety issues and nighttime disruption associated with 24 hour trading, increased local litter and other environmental impacts are all concerns that will negatively impact the value of residential property in the vicinity. This issue is not addressed by the application, and an independent report should be prepared to quantify the cost to home owners.

Thank you for considering my submission. I look forward to your response.

Sincerely

[REDACTED]