
From: [REDACTED]
Sent: 25/05/2025 2:01:49 PM
To: Council Northernbeaches Mailbox
Cc: 'Richard Jones'
Subject: [New submission] DA2025/0132
Attachments: Formal Letter of Objection - 25May25.docx;

Hi There,

Please find attached, new objection to the application DA2025/0132.

Thank you,
Richard Jones

Formal Letter of Objection

TO: Northern Beaches Council

Dear Sir/Madam,

Re: Objection to DA2025/0132 - McDonald's Restaurant at 37 Roseberry Street Balgowlah

I am writing to express my firm **opposition** to the development application **DA2025/0132** for the construction of a McDonald's Restaurant at 37 Roseberry Street, Balgowlah. My primary reasons for objection are outlined below, supported by specific planning and environmental concerns relevant to this application.

Despite the recent amendments submitted to the Northern Beaches Council, the traffic impact has not been adequately addressed. The proposed changes fail to consider the increased congestion and potential delays that will affect the local community. It is crucial that a comprehensive traffic study be conducted to ensure that the development does not negatively impact the area's transportation infrastructure.

1. Traffic Impacts

The most pressing issue with this development is traffic. The site at 37 Roseberry Street is not suitable due to the anticipated significant increase in traffic congestion. McDonald's drive-through facilities are known to attract a high volume of vehicles, which would exacerbate existing traffic woes in the area. The street infrastructure is not designed to handle such an influx, leading to potential safety hazards for both pedestrians and drivers. Additional concerns include the impact on local businesses due to increased difficulty in accessing the area and the potential for increased accidents and delays.

This concern is substantiated by various traffic reports conducted or commissioned by Northern Beaches Council over the last decade. These reports consistently highlight the limitations of the existing road infrastructure to accommodate additional traffic loads. For instance, the 2017 Traffic Impact Assessment (TIA) report indicated that Roseberry Street already operates at near-capacity during peak hours. The anticipated increase in traffic flow attributed to the proposed McDonald's could push the street beyond its functional capacity, resulting in severe congestion. Moreover, a 2020 Traffic and Pedestrian Safety Report by the Council identified Roseberry Street as a high-risk area for pedestrian-vehicle conflicts, and the introduction of a high-traffic establishment like McDonald's would only exacerbate these risks.

2. Zoning and Permissibility

The land in question is zoned "E3 Productivity Support," which permits Takeaway Food and Drink Premises. These premises are defined as those used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises. While there is an argument that the proposed McDonald's is more aligned with a restaurant due to its dine-in facilities, the presence of a drive-through indicates that it will likely be accepted as permissible. However, this permissibility should not overshadow the critical analysis of its impacts on the local community and environment.

Furthermore, the proposed development will significantly alter car parking conditions both within the restaurant premises and on Roseberry Street. The introduction of a McDonald's drive-through is likely to demand a substantial number of parking spaces to accommodate its patrons. This could lead to the reallocation or reduction of existing parking spaces, further straining the already limited availability in the area. Roseberry Street and Kenneth Road, which serve as a crucial thoroughfare for residents and local businesses, are not equipped to handle this increased demand.

Reports from similar establishments in our locality have shown that inadequate parking facilities can cause spillover parking in adjacent streets, exacerbating congestion and creating conflicts among road users. For example, the 2018 opening of another drive-through restaurant on Condamine Street resulted in severe parking shortages, forcing customers to park in surrounding residential areas, thus inconveniencing residents and leading to disputes. The anticipated parking overflow from the proposed McDonald's would replicate these issues, further complicating the traffic and parking situation on Roseberry Street.

3. Impacts and Suitability of the Site

The site's suitability for this development raises considerable concern. The Environmental Planning & Assessment Act 1979, specifically Section 4.15, mandates that the consent authority (Council) must consider the impacts of the development. This includes environmental impacts on both natural and built environments, social and economic impacts in the locality, and the overall suitability of the site. The proposed McDonald's would adversely affect the character of the area, which is not currently dominated by high-traffic commercial establishments. The introduction of such a development is likely to alter the community's dynamics and potentially degrade the quality of life for residents.

The negative impact of such developments is not unprecedented in our area. For instance, the introduction of a fast-food outlet on Balgowlah Road in 2015 led to a marked increase in traffic congestion and pedestrian safety issues. The subsequent 2016 Traffic Impact Review revealed that the additional traffic load from the fast-food outlet exceeded the street's capacity, leading to frequent bottlenecks and accidents. Similarly, the opening of another drive-through restaurant on Condamine Street in 2018 resulted in a surge of traffic complaints from residents, who reported significant delays and increased pollution levels. These establishments have also been linked to a rise in littering and noise pollution, disrupting the local environment and community life.

Such cases provide concrete evidence that the proposed McDonald's at 37 Roseberry Street will follow the same pattern, further stressing our already overburdened infrastructure.

4. Compliance with Section 4.15 of the Environmental Planning & Assessment Act

Section 4.15 of the Environmental Planning & Assessment Act requires the Council to consider numerous factors beyond merely zoning compliance. This includes the impacts of the development, environmental impacts, social and economic impacts, and the public interest. The proposed McDonald's does not align with the objectives of maintaining the environmental and social fabric of the locality. There are significant concerns about increased noise pollution, litter, and potential antisocial behaviour associated with such a high-traffic establishment, which must be considered.

The anticipated increase in traffic from the McDonald's drive-through will also bring about higher levels of noise pollution, particularly during anti-social hours. Similar establishments operating late into the night have been reported to cause disturbances in residential neighbourhoods, with revving engines, loud conversations, and the sounds of car doors slamming disrupting the peace.

Additionally, there is a concerning correlation between the presence of fast-food outlets and an uptick in local crime rates. For instance, the fast-food restaurant on Balgowlah Road witnessed a surge in petty thefts and vandalism shortly after opening. The proposed McDonald's could similarly attract undesirable activities, compromising the safety and security of the area.

The issue of waste management poses another significant challenge. Fast-food restaurants are notorious for generating substantial amounts of litter, which often overflows from bins and accumulates in surrounding streets. This not only degrades the local environment but also attracts vermin and wildlife, leading to increased health and hygiene concerns. The establishment on Condamine Street has had recurring issues with vermin, forcing residents to take additional measures to safeguard their homes.

Traffic-related pollution is another critical factor to consider. The exhaust fumes from the increased number of vehicles visiting the drive-through will contribute to air quality deterioration, posing health risks to the local population. Roseberry Street, already experiencing congestion, will see a rise in exhaust emissions, exacerbating respiratory issues among vulnerable groups, including children and the elderly.

Pedestrian safety is equally at risk. The influx of traffic will heighten the danger to pedestrians, especially school children and families who frequent the area. The fast-food outlet on Balgowlah Road recorded numerous accidents involving pedestrians shortly after its opening, underscoring the potential hazards of such developments. Given the proximity of several schools to the proposed McDonald's site, the safety of young students is a pressing concern that cannot be overlooked.

5. Other Concerns

While traffic is the primary concern, there are other issues that warrant attention:

- **Noise Pollution:** Extended operating hours will result in increased noise, affecting the peace and quiet of the residential neighbourhood.
- **Environmental Degradation:** The construction and operation of a fast-food outlet will contribute to litter and waste management challenges, impacting the local environment.
- **Health Concerns:** Fast food proximity could influence dietary habits in the community, potentially leading to public health issues.

In summary, while the McDonald's development may meet certain zoning requirements, it fails to address the broader, more significant impacts on the community and environment. I urge the Northern Beaches Council to consider these objections seriously and to reject the application DA2025/0132.

Thank you for your consideration.

Yours sincerely,

Richard Jones

76-80 Kenneth Road, Manly Vale (directly opposite the proposed site)

[REDACTED]