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**Sent:** 14/03/2025 9:02:48 PM  
**Subject:** referencing DA2025/0132  
**Attachments:** DS submission on MacD.pdf;

Please consider my attached submission for DA20250132

Regards  
Douglas

## **Submission Referencing DA2025/0132**

Dear Sir/Madam

I am writing to you in relation to the proposed McDonald's site at 37 Roseberry St Manly Vale, which I believe is inappropriate. Do we not have enough opportunity to buy fast food? The only thing worse than this would be a pub.

For almost 15 years I have regularly visited the unit block across Kenneth Road that sits on the round-a-bout corner on Roseberry St.

I have been very familiar with Roseberry Street since 1984 and have watched the influences of congestion build due to B-line Bus Stop, Aldi, Woolworths and Bunnings. I can remember when Roseberry Street was so quiet that you could look down the whole street and there wouldn't be car driving on it. Currently, the street is groaning with the weight of congestion generated by increased residential density and street traffic.

I am particularly uneasy about the proposed 24-hr operation as there is nothing else in the area that operates on this scale. I struggle to see how such an enterprise is consistent with the scope and nature of the existing commercial buildings. Therefore, the owners of the units across the road from it could never have envisaged a 24-hr fast food outlet as a potential neighbour. None of the existing businesses have or ever will have the huge effect this development will have.

I do not believe the report paints a true picture of the negative impacts the development will bring to the area as it is far too optimistic.

I am not anti-McDonalds nor anti-corporations.

Some of the reasons why I am against this DA Application, are:

### **Existing Congestion Situation:**

- I recently watched an 18-wheeler take many minutes to reverse (occupying both lanes) into the Harvey Norman freight collection depot. The resulting mid-morning traffic chaos was something to see. Roseberry Street was backed up to the shops & round-about at the Southern end.
- Roseberry Street and Kenneth Road already experience significant queuing and delays, which will obviously worsen with the additional McDonalds traffic.
- I frequently must wait for 2 light changes to make a right turn onto Condamine Street from Kenneth Road. This is during non-peak hours
- Foot traffic from the B-Line traffic signals create a bottleneck, and more vehicles will increase delays. My daughter walks this intersection and has been nearly ran over by a motorcycle and a car on two different days.
- Weekend and seasonal congestion, driven by nearby businesses (Woolworths, Aldi, Bunnings), is not considered.
- The block of units across from KFC has not yet been occupied and will bring more pressure on the intersection
- I often drive and park in the area in order to use the B-line or shop at Coles and the congestion during midmorning is something else. In recent months I have been unable to find a parking spot in the Coles parking lot due to demand for parking spaces. I recently spoke to a ranger, and she told me she could hardly keep up with the one-hour parking infringements let alone the 2 hours spots. I mention this only to illustrate how congested the small area between Coles and

the B-Line has become.

**Safety Risks:**

- The entry and exit driveways for the restaurant will have to be very close to the existing round-a-bout and will obviously create an unbearable situation for drivers during busy times. Aggressive driving, road rage and frustration at the Kenneth Road/Roseberry Street roundabout will worsen.
- My son's car was recently rear-ended here, in December 2024.
- Increased risk of accidents as vehicles try to merge into already heavy traffic or and push their way across traffic to enter McDonald's
- Pedestrian safety concerns, especially for those crossing Roseberry Street.

**Drive-Through Traffic:**

- McDonald's drive-throughs often exceed queue capacity, leading to street blockages.
- Peak-hour demand and long queues will impact traffic flow and cause safety risks.
- noise and air pollution from idling vehicles will affect nearby residents.
- Delivery Trucks Cause Blockages: Multiple daily deliveries from large trucks may interfere with parking and traffic flow.
- Additional truck traffic to an already congested area.
- Parking shortages and spillover effects
- Disruptions from delivery and waste collection vehicles
- The additional traffic load will negatively affect residents, businesses, and commuters, worsening an already congested area.

**Additional Concerns**

- I note the report contends that background traffic noise will mask McDonald's-related sounds, but traffic decreases at night, amplifying the distraction of noise from the restaurant.
- Waste collection, car doors slamming, and patrons shouting can exceed the 52 dB sleep disturbance threshold.
- McDonald's drive-throughs often create gridlock, with car doors slamming, loud music, and frustrated drivers.
- Delivery trucks arriving at odd hours will generate additional noise, including reversing beepers and unloading sounds.
- Late-night fast-food locations attract rowdy patrons, leading to shouting, arguments, and occasional fights.
- Queue overflow may lead to cars idling outside designated areas, spreading odour impacts further.
- It seems to me that the report's assertions about odours produced cannot be relied on because no modelling was carried out. Which renders the report unreliable.