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**Sent:** 3/06/2025 11:35:52 AM  
**Subject:** DA2025/0132 Objection to Proposed McDonald's Development  
**Attachments:** DA2025\_0132.docx;

Attention Planning Department,

I am writing to object Development Application DA2025/0132 for the proposed development of a McDonald's restaurant at 37 Roseberry Street, Manly Vale.

Please find formal feedback and objection attached.

Regards,  
Jessica  
Chandos St, Manly Vale

Dear Council,

I am writing to formally object Development Application DA2025/0132 for the proposed development of a McDonald's restaurant at 37 Roseberry Street, Manly Vale.

I have a number of concerns regarding this proposed development as outlined below:

### **Traffic & Access Problems**

The traffic study was conducted over just two days, Friday, 8<sup>th</sup> November 2024 and Saturday 9<sup>th</sup> November 2024, which is insufficient to assess the full scope of traffic impacts, including school and work commute periods or seasonal fluctuations.

The traffic analysis also only investigates the current traffic conditions, there is no mention of traffic conditions as a result of traffic growth caused by the development and the impact on the intersection.

Council have previously acknowledged the traffic issues in this area per the linked media release <https://www.northernbeaches.nsw.gov.au/council/news/media-releases/options-proposed-to-end-traffic-congestion-manly-valebalgowlah>. While a dedicated right turning lane from Kenneth St onto Condamine has been implemented, it frequently overflows causing congestion. Furthermore, it's common for vehicles to carry out illegal u turns on the western side of Kenneth (in front of KFC) to bypass designated right hand turning lanes both in and out of the Kenneth/ Roseberry St junction. The issues highlighted in the article remain unresolved and are of significant concern.

### **Impact on Local Businesses**

A fast food venue is in conflict with the neighbouring businesses which centre around health and wellness. Due to the differing offerings, patrons of McDonalds are unlikely to be accessing other venues in this vicinity and the congestion will force current patrons of these local small businesses to avoid the area resulting in loss in revenue for these businesses.

I personally attend a gym on Roseberry St and frequent the butcher and café. If traffic congestion becomes a bigger problem then what it is now I will be forced to seek alternative options.

### **Health & Wellbeing of the Community**

There is already a vast number of fast food establishments within a 5 km radius of the proposed site including a McDonalds in Brookvale.

It's really disappointing that council is considering thrusting more fast food options onto the local community instead of promoting healthier lifestyles, particularly for young families and school aged children.

### **Noise & Disturbance**

Extended operating hours would likely lead to an increase in noise pollution, disrupting residents in the vicinity, particularly during late-night hours.

### **Litter & Environmental Concerns**

Fast food outlets are known to contribute to increased litter in the surrounding area. This is evident at the nearby KFC, on the corner of Condamine and Kenneth, which is often littered with rubbish. Not only is it an eyesore which makes the suburb look derelict there are also broader concerns regarding packaging waste that could impact nearby parks, waterways, and public spaces.

**Impact on Local Character & Amenity**

This area is not suited for a high-traffic, late-night fast food chain. It is a residential and retail mixed-use area and the introduction of a McDonald's will change the character of the neighbourhood, reducing the liveability and property appeal for residents, including myself.

I respectfully urge Council to thoroughly consider this development application. The concerns outlined above highlight significant issues that would negatively impact the local community, environment and economy.

I would appreciate being keep up to date and informed as this application progresses.

Regards,

Jessica D