
From: Adam Vidal
Sent: 23/05/2025 9:03:13 AM
To: Council Northernbeaches Mailbox
Subject: reference: DA2025/0132

Dear Council/Planning Department,

I am writing to formally object to the proposed development of a McDonald's restaurant in Manly Vale. As a local resident, I have **significant** concerns regarding the potential negative impacts this establishment could have on our community.

1. Increased Traffic Congestion

The proposed site is already a high-traffic area, with major retailers such as Coles, Woolworths, and Bunnings nearby. Introducing a McDonald's will exacerbate traffic congestion, leading to longer commute times and increased risk of accidents. The proposal of a roundabout in a narrow street where big delivery trucks are going up and down to deliver to the major businesses like Bunnings, Harvey Norman, construction Sand and cement, the list goes on, will cause even more congestion. I urge you to look at the build-up every day from the southern end to the northern end of Rosberry st will become a complete gridlock.

2. Redundancy of Fast-Food Options

Manly Vale already hosts several fast-food outlets, including KFC and Chargrill Charlie's. Adding another mainstream fast-food chain is unnecessary and could oversaturate the market, offering little to no benefit to the community. Really, do we need more? There's already a 24/7 McDonald's in Brookvale

3. Noise Pollution

Extended operating hours, particularly late at night, would contribute to noise pollution, disturbing the peace of nearby residential areas. The constant flow of customers and delivery vehicles would disrupt the quiet enjoyment of our homes.

4. Impact on Local Small Businesses

The presence of a multinational corporation like McDonald's could negatively affect local small businesses, drawing customers away and potentially leading to closures. Supporting local enterprises is crucial for maintaining the unique character and economy of our community.

5. Potential Increase in Crime

Studies have indicated a correlation between 24-hour fast-food establishments and increased crime rates. For instance, a McDonald's in Gold Coast reported multiple violent incidents, leading to stricter entry policies. Similarly, a proposed McDonald's in Redfern was rejected due to concerns over crime and antisocial behaviour.

6. Littering and Environmental Concerns

Fast-food outlets are often associated with increased littering, which can lead to environmental degradation and higher maintenance costs for the community. The accumulation of waste not only affects the aesthetic appeal of the area but also poses health risks.

7. Odour Pollution

The constant cooking associated with fast-food restaurants can lead to persistent odours permeating the surrounding area, negatively impacting the quality of life for nearby residents.

8. Inconsistency with Local Planning Policies

The proposed development may not align with the objectives outlined in the Warringah Development Control Plan, which emphasises maintaining the character and amenity of residential areas .

9. Precedent of Community Opposition

The recent rejection of a McDonald's development in Redfern, following substantial community opposition and concerns over crime and health impacts, sets a precedent that should be considered in evaluating this proposal .

10. The claim it will create more Jobs

This proposal is false that it will create more jobs, business in the area a screaming for workers, the jobs it will create are not transferable to any trades needed, McDonal'ds is no longer a hospitality business its a fast food factory, they have kiosk to order and all amchaines are sutomatied, what skills are they actually going to help build in the community.

In conclusion, the proposed McDonald's development poses several risks to the Manly Vale community, including increased traffic, noise, crime, and environmental concerns, while offering minimal benefits. I urge the council to consider these factors and reject the application.

Thank you for your attention to this matter.

Sincerely,

Adam