
Sent: 24/02/2025 5:40:10 PM
Subject: Objection to DA2025/0132

Dear Northern Beaches Council,

I am writing to formally object to the proposed McDonald's development in Manly Vale and to express my deep concerns regarding its significant environmental, traffic, and safety impacts. As a resident of Balgowlah with children attending the local primary school, I am particularly concerned about the detrimental effects this development will have on our community.

Traffic and Congestion

The introduction of a McDonald's on Roseberry Street is likely to cause a sharp increase in both car and foot traffic. Our existing infrastructure is already struggling to handle current traffic volumes, and adding a high-traffic fast food chain will only worsen congestion. This will lead to significant delays, particularly during peak hours, and further strain the surrounding road network. Given the proximity to schools, shopping areas, and residential streets, this increased traffic poses a serious risk of accidents and overall road deterioration.

I strongly urge the council to commission an independent traffic impact assessment to fully understand the consequences of this proposal before proceeding.

Safety Concerns

A rise in traffic volume, combined with an increase in pedestrian and cyclist activity, presents serious safety concerns. Our community's existing road infrastructure is not designed to accommodate the additional hazards posed by a fast food drive-through, parking lot congestion, and vehicle overflow. The lack of adequate traffic control measures could heighten the risk of accidents, particularly in areas close to schools and residential zones.

I urge the council to prioritise the safety of local residents—especially children, who are particularly vulnerable in high-traffic environments—and to conduct a comprehensive safety assessment before considering this development.

Environmental Impact

Beyond the traffic and safety risks, the environmental impact of this development cannot be ignored. A McDonald's in our small community will contribute to an increase in waste, including food packaging, wrappers, and single-use plastics. These materials are often carelessly discarded, polluting local parks, streets, and public spaces, harming the area's natural beauty and creating long-term environmental hazards.

Additionally, increased vehicle emissions from the influx of cars visiting the restaurant will contribute to air pollution, exacerbating existing environmental challenges. The constant operation of the establishment may also attract pests, raising sanitation concerns for nearby residential areas. It appears that the full environmental impact of this proposal has not been sufficiently considered in the review process.

Conclusion

While I acknowledge the potential economic benefits that McDonald's could bring to the area, the long-term consequences of increased traffic, safety risks, and environmental degradation far outweigh any short-term gains. I strongly urge the council to reject this proposal or, at the very least, conduct thorough studies on its impact on traffic, safety, and environmental sustainability.

Thank you for taking the time to consider my concerns. I trust that the council will act in the best interests of the community and prioritise the long-term well-being of Manly Vale.

Best,

Jessica Hermosilla

 Please consider the environment before printing this e-mail.

1 ream of paper = 6 % of a tree and 5.4kg CO₂ in the atmosphere
3 sheets of A4 paper = 1 litre of water