
From: [REDACTED]
Sent: 20/02/2025 10:26:17 PM
To: Council Northernbeaches Mailbox
Subject: OBJECTION - DA2025/0132 - New demolition and construction of McDonald's

Northern Beaches Council

Dear Sir/Madam,

Re: Objection to the Proposed Development of a McDonald's Fast Food Restaurant with a Drive-Through at [Location] at 37 Roseberry St Manly Vale

(DA2025/0132)

I am writing to formally object to the proposed development of a McDonald's fast food restaurant with a drive-through at 37 Roseberry St Manly Vale. As a concerned member of the local community, I believe that this development will have a significant negative impact on the surrounding area. I wish to raise several concerns in opposition to the proposal, including issues related to traffic congestion, safety, public health, and the proximity to schools.

1. 1. .Traffic and Congestion:

The proposed site is located on Roseberry St and Kenneth Road are streets already heavily congested with traffic, particularly from the intersection of Condamine Street & Balgowlah Road. There are already significant delays during peak hours, on Weekends, and on most days of the week, and the addition of a fast food drive-through will exacerbate the situation. The increased number of cars, both turning from Condamine Street and entering the restaurant, will further clog this already difficult-to-navigate area. Roseberry Street and Kenneth Road are not designed to handle such an influx of vehicles, and the traffic flow will become even more dangerous and chaotic. With the extra population/cars from new apartment developments in Kenneth Road (soon to be open), will only cause increasing traffic. Another development is the new store King Furniture on Condamine St, again which will increase traffic. Council is simply allowing such developments in Manly Vale, without any consideration on increased traffic in such a small area. Such developments have a flow on effect onto other northern beaches suburbs. During peak hours cars are banked up from Burnt Creek Deviation heading right onto Kenneth Road in order to travel to suburbs including Manly, Freshwater, Curl Curl and Dee Why. Traffic is also at a stand still on Kitchener St, Balgowlah bottlenecks at the intersection of Condamine and Balgowlah Road, then onto Roseberry St. This is every day, as I experience this coming from Rickard Street. The entire Manly Vale and Balgowlah area has become very congested. Due to current traffic, even buses are already finding it difficult to navigate on Balgowlah Road, turning right onto Condamine St, or buses coming from Condamine St turning right onto Kitchener St, let alone if such development goes ahead.

2. 2. .Safety Concerns:

The proposed location is near a roundabout that is already considered hazardous due to its design and heavy traffic flow. The addition of more vehicles turning into the restaurant would further compromise road safety, increasing the risk of accidents for drivers, pedestrians, and cyclists. The increase in foot traffic from both customers and potential loiterers also poses a significant risk to pedestrian safety. There are concerns that this development would create an unsafe environment for children and others who walk in the area, particularly given its proximity to local schools.

3. 3. .Health and Wellbeing:

The development of a fast food restaurant, particularly one with a drive-through, sends the wrong message to the local community, especially to young people. The consumption of unhealthy fast food has been linked to a range of health issues, including obesity, diabetes, and heart disease. Given that this restaurant would be located close to several schools, it would contribute to a culture of unhealthy eating habits, potentially influencing the dietary choices of students and the wider community.

4. 4. .Loitering and Anti-Social Behavior:

A fast food restaurant with a drive-through often attracts a large number of people who may loiter around the area, creating disturbances for local residents. We are concerned that this will lead to an increase in anti-social behavior, such as littering, noise, and gatherings that disrupt the peacefulness of the neighborhood. The potential for this kind of behavior is particularly troubling when considering the proximity to schools and residential areas.

5. 5. .Overdevelopment of the Area:

There are already several fast food outlets and similar businesses in the area. The addition of another drive-through restaurant would contribute to an over-saturation of this type of establishment, which would have a detrimental impact on the local character and appeal of the area. Further, the influx of cars and customers will change the dynamics of the neighborhood in a way that is undesirable for the long-term residents.

In conclusion, I strongly object to the proposed development of a McDonald's restaurant with a drive-through at this location. The impact particularly on traffic, road safety, public health, and the quality of life for local residents is too great. I urge the council to consider these concerns carefully and reject the proposal.

Thank you for your time and consideration of this important matter. I look forward to hearing from you and hope that the council will make the right decision in the best interest of the community.

Yours sincerely,

[Redacted Signature]

[Redacted Address]