
From: Phil Cramley
Sent: 12/03/2025 8:00:29 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission re DA2025/0132

Dear Council,

I write in relation to the development application **DA2025/0132**, which relates to a McDonald's being built at Many Vale/Balgowlah.

I vehemently oppose this development application. I am a resident in Manly Vale, who has recently bought a unit on Quirk Road in October 2024 and I own a unit on Koorala street too. I bought in the suburb given that I grew up in Balgowlah and love the quiet nature and knowing that amenities were close by in neighbouring suburbs.

Despite the suburb being generally quiet, Rosebery Street is a nightmare with Bunnings, Harvey Norman, Woolworths, Aldi and several other commercial properties that make it very congested with traffic.

The street is too small for the level of traffic that passes through it in its current state, and there is a lot of traffic noise in an otherwise quiet area. If a McDonald's was to be built on Condamine street that would be bad enough, but for consideration to even be given to putting a McDonald's in a suburban backstreet Rosebery Street is atrocious. Council must know that it will create an untenable situation for the traffic on Rosebery street, particularly the traffic congestion at the intersection of Condamine Street and Kenneth Road, as well as an increase in traffic noise. The honking of horns on that roundabout in the afternoon is already very loud and this will only increase.

It is bad enough that Kenneth Road and the surrounding streets are always littered with shopping trolleys, but to introduce a 24 McDonald's will only increase the rubbish and dirtiness of the area. There is always KFC rubbish in the area surrounding Condamine Street and the same will apply to a McDonalds.

The physical pollution is not my own problem with a McDonald's, but just as bad is the light and noise pollution and the air quality too.

There are residents extremely close to the proposed site, who will be greatly affected by the lights of McDonald's, the noise, the smell and the rubbish. Not to mention the increase in rodents that the neighbouring residents in the area will have to deal with.

There is already one KFC fast food outlet on Condamine street in this area, and a McDonalds only 2 kms away at Warringah mall, plus a McDonalds and Hungry Jacks at Brookvale. There is absolutely no need for another McDonald's at this location and the residents are fiercely opposed to this. How many fast food chains do we need on the northern beaches? It was amazing that you got rid of McDonald's and KFC at Manly Wharf, but it would be a disgrace to allow them build one directly opposite apartments and on an already busy street.

Adding a fast food restaurant in Manly Vale will have an incredible negative impact on the residents and drop the value of properties and create chaos on an already hectic arterial road network.

I ask that you unequivocally reject this development application taking into account the strength of the local community's opposition, the negative impacts that will undoubtedly arise from increased traffic, noise, rodents, rubbish and the creation of an unsafe environment and negative effect on the suburb's environment and character.

Kind Regards,

Philip Cramley



