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**From:** Claudia Pendlebury  
**Sent:** 12/03/2025 5:53:04 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Claudia Pendlebury  
**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 bought a unit in Quirk Road in October 2024. I was attracted to buy in the suburb given its quiet nature of good character, and knowing that amenities were close by in neighbouring suburbs.

Despite the suburb being generally quiet, Rosebery Street is an extremely busy street and is usually 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.

Further, a 24 hour McDonald's in a quiet backstreet creates safety issues. A few weeks ago, I walked into the KFC on Condamine Street to buy dinner at about 7pm. In the KFC at that time were a group of about 5 boys around 14 years of age, who were all intoxicated from either alcohol or marijuana, given their state, behaviour and the extreme redness and glassiness of their eyes. I tried to enter the female bathroom and it was locked. A young boy yelled out that he was in there. I told him to get out of the female bathroom given that he is not female. The young boy then opened the door of the bathroom with his pants around his ankles and told me that he had run out of toilet paper and told me to get his friends. The boys were all standing close by laughing and causing general intimidation. I went immediately to the counter of the KFC and told the staff that there was a male in the female bathroom who needed to be ejected immediately. The only servers at the KFC at that time were all about 15 years old themselves and looked terrified. Not one of them attempted to remove the male, come out from behind the counter nor did they even acknowledge the situation. There was no security and I question whether there was even an adult on staff. The boys eventually left the KFC and dumped all of their litter along the street, and rode off on 5 e-bikes along the street and were very loud.

Neither KFC nor McDonalds are willing to employ anyone who can ensure the safety of their customers or the surrounding residents. They employ children who are ill-equipped to address any safety concerns inside the restaurant or on the street. A 24 hour McDonald's will increase the use of teenagers and young adults on their e-bikes along the street at all times of night, causing noise, intimidating residents and littering. Residents absolutely do not want to bring that to their quiet streets and feel unsafe in their own neighbourhood.

There is always KFC rubbish in the area surrounding Condamine Street and the same will apply to a McDonalds. These companies take no responsibility in cleaning up the area outside of their premises, nor to ensure safety or noise minimisation. This will cause particular problems in a quiet backstreet like Rosebery Street rather than on Condamine Street. There are residents extremely close to the proposed site, who will be very 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.

If I'd have known a McDonalds was on the cards to go into this location, I would never have bought in the area. That's the effect it will have - a negative impact on the property prices in the area, and a very negative impact on the types of people who frequent the area at all times of day and night.

I also note that a traffic report that was submitted as part of the development application was incomplete, failing to assess the morning peak hours, which is already a hectic time due to inadequate traffic flow at the intersection of Kenneth Road and Condamine Street.

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,

Claudia Pendlebury

3/[11-17 Quirk Road](#)

[Manly Vale](#)

