
Sent: 1/06/2025 9:31:13 PM
Subject: Objection to DA2025/0132 - Amended Plans

Dear Council,

I object to the above DA (Amended Plans) for the below reasons, as it raises serious concerns about amenity, safety and livability.

1. Too close to residential properties - the planned development is a 24/7 fast food restaurant that borders on/is in extremely close proximity to residential properties which is inappropriate and irresponsible. A 24/7 operation means constant vehicle traffic, late-night customers, delivery trucks and drive-thru noise which disrupts sleep and peaceful living.

Residents have a right to quiet enjoyment of their homes - this proposal threatens that right.

2. Unacceptable traffic impacts & congestion - this corner is already extremely busy with narrow streets. This area currently cannot cope with the current traffic movements and these were not addressed with previous developments (Woolworths, Aldi, Bunnings, Commuter's Carpark) and more traffic will only exacerbate the traffic problems and traffic flows.

3. Inadequate traffic assessment - the traffic assessment is inadequate and does not address the traffic flow problems we already have. For example, it took me 9.08 minutes to drive from Balgowlah Road to Kenneth Road, along Roseberry Street on Saturday morning (30 May 2025).

4. Insufficient parking - there is insufficient parking for the McDonalds staff and its customers. Currently it is difficult to get parking when I go grocery shopping at either Aldi's or Woolworths and there is no street parking available. Having a 24/7 restaurant will only worsen the parking problems in this area causing overflow to the residential areas, Aldi's, Woolworths and the surrounding streets.

5. Insufficient Road Infrastructure - our road infrastructure already is not coping.

5. 24/7 operating business is disruptive for the area - the proposed development is considerably large and as it will be operating 24/7 it will cause significant noise including parking lot activity, especially during the night as well as air and traffic pollution in the area which is unacceptable as the proposed development is very close to/borders on residential properties.

This is a poorly located proposal that fails to consider residential impact.

6. Excessive signage & lighting - including the pylon sign, flag poles, blade signs and lighting All their signs and lighting are of an immense scale and this is unacceptable and out of character of the neighbourhood and is too close to residential properties.

A 24/7 hour lit establishment affects local wildlife and circadian rhythms of residents.

7. Deliveries - it is unreasonable to have 8.8m long MRV trucks up to 10pm at night making deliveries across the road from residential properties.

8. Waste Collection - It is unreasonable to have daily waste collection during the day and evenings across the road from residential properties.

9. Increased Litter/rubbish/vermin/smells/pollution

KFC already provides us with fast food litter around the bus stops, in the local streets & gutters and in resident's bins.

The KFC cooking stench of food/grease/oil is unbearable at times.

We already have vermin (rats) and pests around the area due to the operational waste of KFC

All of this will increase with a 24/7 McDonalds creating a public health concern for local residents and businesses.

11. Pedestrian Safety - A 24/7 McDonalds will mean more families, children, young adults including an increase in e-bikes, bicycles, prams etc all of which will be centralised around an extremely busy corner with inadequate pedestrian safety.

12. Unsocial Behaviour/unsafe - late night openings hours will only attract loitering, noise from intoxicated patrons including vandalism and altercations.

Already the area around KFC, the Manly Vale bus-stops and the Commuter Carpark has become unsavoury with badly behaved people who "hang out" in these areas. Currently at night-time I do not feel safe getting off the bus at the Manly Vale Bus Stop and walking home. A 24/7 restaurant will only encourage another "hang out" place and loitering.

13. Health/Community - a 24/7 McDonalds is incompatible with the residential character of the area and the healthy Northern Beaches lifestyle and will undermine the local community and businesses.

We don't need (and don't want) another McDonalds on the Northern Beaches.

While I understand the economic interest in opening a McDonald's, placing a 24-hour operation in a residential neighbourhood poses serious risks to community wellbeing. This coupled with the unacceptable traffic impacts, the proposal is entirely inappropriate.

Hoping NBC takes into account the community's best interests and rejects this DA.

Yours faithfully
Christine Cross