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**From:** Melissa McCann  
**Sent:** 6/03/2025 1:24:36 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Rejection of proposed development of McDonalds in Manly Vale

Dear Application Manager,

Please reject the proposed development of a McDonald's fast-food restaurant with a drive-through at 37 Roseberry St Manly Vale.

This development would have a significant negative impact on the surrounding area, including:

**1. Traffic and Congestion:**

- The proposed site is already heavily congested with traffic, specifically the intersections of Condamine Street & Balgowlah Road and Condamine & Kenneth Road, the entirety of Roseberry Street and this has a knock-on effect to the surrounding streets.
- A fast-food drive-through will exacerbate the situation, causing chaos to thousands of locals.
- Roseberry Street and Kenneth Road are not designed to handle such an influx of regular and heavy goods vehicles.
- Hence, this proposal is a huge overdevelopment risk.

**2. Health and Wellbeing:**

- An additional unhealthy fast-food establishment is not what our community wants or needs. The proximity to several schools, would contribute to a culture of unhealthy eating habits, potentially influencing the dietary choices of students and the wider community.
- We currently have 5 fast-food establishments within a 5 km radius, (3 McDonalds, 1 KFC and a Hungry Jacks). We do not want another one.
- We already have an obesity epidemic in Australia and more fast food establishments is not needed.

**3. Negative impact to residents of Manly Vale and surrounds:**

- None of the above fast-food establishments are opposite residential areas.
- Putting a MacDonalds opposite a residential block will devalue not just their properties, but those in the entire neighbourhood, due to:
- MacDonalds being an atrocity (from a visual and environmental impact perspective) and
  - a. By turning the area into a stream of traffic.
  - b. By the obvious pollution that will be emitted by the establishment and it's knock-on effect.

**4. Environmental impact:**

- Pollution in the form of:
- Increased traffic fumes
- Light pollution from the establishment – open until 10pm
- Noise pollution from the establishment operations and deliveries – until 10pm
- Greasy smells that will be emitted (the report references this, but plays it down due to purported lack of available data). There is currently a coffee smell, so the greasy

smell will be a reality.

- Litter that will inevitably be dropped by patrons

5. **Danger to native wildlife:**

- The local wildlife is hanging on by a thread. Increasing traffic will cause more deaths on the roads, in particularly from dusk onwards.

6. **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.
- This development would create an unsafe environment for children and others who walk in the area, particularly given its proximity to local schools.
- **The whole dynamic or the area will change. This spot will become a nighttime attraction.** This establishment does not have a place bordering a residential area.

As a local I reiterate, that I do not want another fast-food restaurant with a drive through in my local area and many other community members feel the same, so please consider this carefully.

Regards

**Melissa McCann**



[Redacted phone number]



[Redacted email address]

