
From: Mitchell Hannigan
Sent: 3/06/2025 9:45:03 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Formal Objection to DA2023/1663 – Proposed McDonald's at Kenneth Road, Manly Vale

Dear Northern Beaches Council,

I write to lodge a formal objection to DA2023/1663 for the proposed McDonald's development at the intersection of Kenneth Road and Roseberry Street in Manly Vale.

While the applicant has made minor adjustments to the original plans, including revised trading hours and updated traffic documentation, these changes are superficial and fail to address the fundamental issue at the heart of community concern: **the serious and unresolved traffic implications of this development.**

1. Traffic Congestion – A Pre-Existing and Unmanageable Issue

The development site sits within an already overstressed traffic corridor. Kenneth Road and Roseberry Street form a key arterial intersection that services high-volume destinations including Bunnings, Woolworths, Aldi, Harvey Norman, and several schools. On weekends, traffic congestion routinely spills into surrounding streets, causing delays, safety risks, and frustration for local residents and road users.

The introduction of a high-turnover drive-through restaurant—known to generate hundreds of vehicle movements per day—would severely worsen this situation. The applicant's traffic report grossly underestimates the compounding effect of peak period demand from both the McDonald's and surrounding retailers.

Claims that congestion can be mitigated through the construction of a new roundabout or "improved vehicle circulation" are unconvincing and unsupported by independent modelling. **No amount of intersection redesign will resolve the systemic congestion already present at this location.** In fact, adding another traffic-generating facility directly into the centre of the problem is counter to basic urban planning logic.

2. Drive-Through Queueing Risks and Road Safety

Drive-through McDonald's outlets are notorious for causing vehicle queues that spill out onto adjacent roads. Even in less congested areas, this has resulted in traffic blockages and safety incidents. Given the spatial constraints of the Manly Vale site, there is a serious risk that vehicles waiting to enter the drive-through will obstruct traffic on Kenneth Road or Roseberry Street, creating dangerous choke points for cars, buses, cyclists, and pedestrians.

The proposed site is within walking distance of multiple schools and lies along a major bus route used by students and commuters. The likely increase in driver distraction, erratic parking, and queueing onto main roads raises significant pedestrian safety concerns that have not been adequately addressed in the applicant's revised documentation.

3. Lack of Genuine Mitigation Strategies

The application's "solutions" to traffic concerns are tokenistic at best. The suggestion of a new roundabout lacks credible justification and is unlikely to absorb the increased traffic volume caused by a McDonald's. No traffic light changes, turn lane expansions, or coordinated timing measures have been proposed. Furthermore, the revised Traffic Impact Assessment does not include recent independent data or reflect community-reported congestion patterns.

There is also no evidence of consultation with Transport for NSW, school traffic coordinators, or emergency services regarding the knock-on effects of further congestion at this key junction.

In effect, the proposal **relies on existing infrastructure that is already beyond capacity** and offers no serious or enforceable measures to improve or support it.

4. Community Consensus: Traffic is the Primary Concern

As reported in the *Manly Observer*, over 600 formal objections have already been submitted—many of which highlight traffic as the single biggest issue. This is not coincidental. Local residents are intimately familiar with the limitations of this intersection and have experienced years of growing gridlock, especially on weekends.

To approve a high-volume fast-food outlet—without resolving or even credibly engaging with these traffic realities—would represent a failure to respect both local knowledge and good planning practice.

Additional Concerns (Not Secondary, But Related)

While traffic is the most urgent issue, other legitimate concerns include:

- **Public health** – Proximity to schools raises questions about encouraging unhealthy food choices for children.
- **Environmental degradation** – Increased litter, waste, and pollution are inevitable by-products of fast-food operations.
- **Loss of neighbourhood character** – The development adds no unique value to the area and undermines local food businesses.
- **Noise and antisocial behaviour** – Extended hours increase risk of disturbance, especially during late evenings.

Each of these concerns is aggravated by the traffic situation. The environmental impact grows with vehicle idling. Noise from car queues and horns will affect neighbours. The health impact worsens when junk food is made ultra-convenient via a car-based model. In other words, **traffic is not just one concern—it's the enabling factor for all the others.**

Conclusion

In summary, the proposed development fails to address its most critical impact: traffic congestion and public safety. No substantial mitigation has been offered, no meaningful consultation has taken place with the wider transport network, and no credible modelling has been presented to reassure the community that this proposal is viable.

I urge Northern Beaches Council to reject DA2023/1663 in full, based not only on the clear failure to resolve traffic impacts, but also in recognition of the overwhelming community consensus opposing this inappropriate development.

Regards

Mitch Hannigan