
Sent: 21/05/2025 10:41:58 AM
Subject: McDonalds Manly Vale - submission against

To whom it may concern,
I am emailing in response to Application Number: DA2025/0132 - Demolition works and construction of a restaurant (McDonalds) including signage.

I believe the development would have an incredibly negative impact on the local community.

My primary concern is safety and traffic flow. The location of the proposed site is problematic. Traffic regularly banks up at the intersection of Kenneth Road and Condamine Street, all the way back through the roundabout on Rosebery and Kenneth Road. Likewise, there are regular traffic jams and road incidents driving down Rosebery Street to Kenneth Rd.

The right hand turn out of Kenneth Road onto Condamine Street is terribly dangerous as is - only a few cars get through each set of lights, with many driving through on orange or red. Once turning, drivers have to be careful of the B Line bus stop, buses merging back into traffic and vehicles turning into the Dan Murphy's driveway.

If driving straight ahead on Kenneth Rd, and continuing across Condamine St, vehicles are frequently met with the KFC traffic jam, where vehicles waiting to enter KFC prevent cars from driving up the hill. Often cars bank up and halt traffic flow in one lane of Condamine Street.

There are numerous near misses and accidents where vehicles look to turn onto Condamine St as pedestrians cross the road. I believe it is only a matter of time before a serious incident will occur, and this DA heightens the risk of this.

My second concern is the impact on residential parking and safety. It is already a busy part of the suburb the noise and increased traffic and the late trading hours will negatively impact the amenity of residents. Noise and light pollution would also be an ongoing issue, along with the potential for anti-social behaviour in the evenings.

Litter and waste will be a problem - attracting vermin and clogging gutters.

There is a McDonalds only two km away, in a location that is not residential and far more suitable for business.

Please take the time to consider these concerns.
Thank you,
Selina Han