
Sent: 10/03/2025 6:49:42 PM
Subject: Da2025/0132

Subject:** Objection to Proposed McDonald's Development
Lot 100 DP119994937

I am writing to formally object to the proposed McDonald's development. While I understand the need for commercial development, I believe this site is unsuitable due to significant traffic, safety, and environmental concerns.

1. **Traffic Congestion & Roundabout Impact**

- The proposed McDonald's is located next to an already busy roundabout, and the traffic report does not adequately assess the queuing impact on this intersection.
- Vehicles turning right into the site will cause traffic to back up around the roundabout, leading to increased congestion and potential safety hazards.
- A more relevant independent traffic study should be conducted. There are at nearby McDonald's in Brookvale, which frequently experiences long queues and heavy congestion. The traffic pattern at that location would provide a more accurate comparison rather than relying on a generic TfNSW study.

2. **Existing Traffic Issues**

- The nearby KFC, which is in a more favorable position, has already contributed to traffic issues in the area at time when car are turning and back up due to queing. Adding another high-traffic fast-food outlet will further exacerbate these problems.

3. **Rubbish & Environmental Impact**

- Fast-food establishments are known to generate significant waste, and litter is a common issue. Increased rubbish from McDonald's could negatively impact the local environment and surrounding residential areas.

4. **Change in Use & 24/7 Operations**

- The current site operates under significantly different conditions. Transitioning to a 24/7 fast-food outlet represents a major change in land use and will have a substantial impact on nearby apartments, particularly in terms of noise, traffic, and increased activity at all hours.

5. **Proximity to Schools & Safety Risks**

- The site's location near a school means a large number of children, including those on e-bikes, will be attracted to the area.
- The current traffic plan does not account for pedestrian safety, with no proposed crossings or traffic lights and no consider on how these measure would impact the traffic study. This increases the risk of unsafe crossing behavior at the roundabout, posing a significant danger to children and other pedestrians. Mitigation measures need to be considered and modeled in traffic study.

Given these concerns, I strongly urge the council to reconsider this proposal and seek a more suitable location that does not pose such risks to traffic flow, pedestrian safety, and the local environment.

Thank you for your time and consideration.

Best regards,
Beth Fitzgerald
42 quinlan parade manly vale

Regards
Beth