
From: Dianne Spiers
Sent: 21/05/2025 10:24:29 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA 2025/0132 McDonalds in Manly Vale

Dear Councillors,

I wish to provide an objection to the amended plans submitted under DA 2025/0132.

The amended plans do little to satisfy the concerns that I raised in my objection of 5/3/25 and that of the hundreds of residents who have objected.

That is:

1) Hours of Operation: the amended plans have reduced operating hours from 24 hours to 5am to Midnight. I note the developers have stated:
The proposed hours of operation have also been reduced from 24/7 to 5am-12pm (Mon-Sun). This response is detailed further in the Item 7 response below. The abovementioned amendments will mitigate perceived conflicts with surrounding residential land uses

Really?? Would the architects/ developer/ franchise owner like to live opposite a food outlet opening at 5am and closing at Midnight, and think that it is not disturbing to sleep and wellbeing?

2) Traffic Concerns: The amended plans do not assist with alleviating traffic. It is essentially a busy, narrow intersection with a lot of traffic as it acts as a feeder to the only road leading to and from the city to the Northern Beaches. This cannot be changed!

Kenneth Rd is one of the few right hand turns with lights and arrow, when heading north on Condamine St. Additional traffic going to McDonald's will severely impact this turn. Roseberry St already has high traffic with the entrances to Bunnings, Harvey Norman, Woolworths and Aldi plus many smaller businesses. It is becoming a high quality furniture destination with Coco Republic, MCM House, Lounge Lovers and a soon to come King Furniture. These stores are improving the desirability of the retail in this area.

I note they are also proposing a new roundabout on the corner of Hayes St and Roseberry Rd, (near Woolworths). How does this help? And who is paying for this - surely not the ratepayers or tax payers? It is imperative that the developer meets this cost should it ever proceed but I fail to see why this has been included and what possible benefit it would be.

3) NSW Government New Housing Program

The NSW government has designated the area on the corner of Kenneth Rd and Condamine St as one of its Low and Medium Density areas for easy housing approvals. Should these housing developments take place, then the additional residents plus McDonalds' customers will cause huge traffic, congestion and impact on current infrastructure. As you are aware, the only transport is the bus network and this form of transport is not coping at present.

This area is a totally inappropriate choice of site for a McDonalds outlet and must be rejected by Council.

Regards
Di Spiers

Property Owner Kooralla St Manly Vale

