
From: Tom Brady
Sent: 22/02/2025 9:03:34 PM
To: Council Northernbeaches Mailbox
Subject: DA2025/0132 McDonalds Manly Vale - Submission AGAINST

22 February, 2025

Dear Council Members,

I am writing to strongly oppose the proposed McDonald's development at 37 Roseberry Street in Manly Vale [DA2025/0132]. I firmly believe the best course is for the Council to reject this application outright.

Firstly, the **traffic assessment** submitted by the developer is incomplete, particularly regarding morning peak hours. Anyone in our community knows the area around Kenneth Road, Roseberry Street and Condamine Street is already overwhelmed during school and commuter times, and it is obvious that an additional 24-hour fast-food drive-thru will worsen congestion. Students from multiple nearby schools also regularly travel these roads on foot and by bicycle. Encouraging a fast-food development so close to these schools and busy corridors will harm their health and well-being, and create new safety issues on roads already under strain.

Secondly, the site's **environmental risks** remain unaddressed. The development sits less than a kilometer from the valuable bushland around Manly Dam, where threatened native species thrive. Even small environmental missteps—like polluted runoff, acid sulfate soils left unchecked, or chemical leaching—could threaten this precious reserve. Manly Dam is a treasure for the entire area, providing habitat for diverse flora and fauna. Adding another fast-food outlet with its potential waste, odours, and light pollution runs counter to the protection of our local ecosystems.

Additionally, the **contamination** record of the area, including detectable PFOS levels in groundwater, highlights the risk of deeper excavations. Pair this with the acid sulfate soil warnings, and it underscores how ill-suited this site is for a development that requires substantial ground disturbance. Our neighborhood should not be subjected to potential pollution threats that could also flow towards Manly Dam.

A **24-hour operation** so close to schools and residential streets raises major noise, safety, and litter problems. I am not persuaded that around-the-clock fast-food service, with deliveries at odd hours and late-night patrons, can be reconciled with a quiet, family-oriented community. There is also the **crime risk assessment**, which notes potential antisocial behavior in the overnight period. I respect that cameras and lighting can help, but I remain uneasy about whether these measures will truly safeguard the peace and security of the area.

The presence of **schools** here is particularly important. The health and habits of children are shaped by their environment, and situating a fast-food restaurant in the middle of a corridor students pass through regularly is simply detrimental. Beyond traffic safety concerns, it sends an unhelpful message about nutrition and well-being. Our young people deserve surroundings that promote healthier food choices and safe travel, not a convenient fast-food chain on their route to class.

In short, I urge the Northern Beaches Council to firmly reject this proposal. There are too many unanswered questions, too many environmental risks, and too many negative impacts on traffic safety, community health, and our precious local bushland to allow this development to proceed in any form. Please stand with residents who value a safer, healthier future for our community and say no to this McDonald's application.

Thank you for your attention to these concerns.

Sincerely,

Thomas Brady,
Local resident and ratepayer

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