
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 12/03/2025 6:40:35 PM
To: DA Submission Mailbox
Subject: Online Submission

12/03/2025

MR Niall Foster
44 / 8 Koorala Street ST
Manly Vale NSW 2093
[REDACTED]

RE: -

Dear Council,

I am writing in regards to the above DA Proposal which I strongly object to. A business of this nature goes against the community character and adds no true value to the locality, in fact it does the opposite.

The area does not need a McDonalds especially where there are two within a 5KM radius that are much better suited to in terms of location for late trade and traffic management. This site could be much better used as part of the regeneration of the area and further enhance the quality of living for the locals.

Manly Vale does not have any late night business/venues that would warrant the need for a 24 hour fast food restaurant. Introducing one to the community just brings in unnecessary disturbances that none of the locals want or need.

There are a number of concerns that I feel council need to give serious consideration to:

Safety: Manly vale has a large school catchment where a number of children either walk to school or to a nearby bus stop to get to school and pass by here daily. The intersection at Roseberry and Kenneth Street is already dangerous enough. Having only one traffic crossing nearby for pedestrians to use is nowhere near enough. By approving this proposal and without having the correct infrastructure and safety precautions in place you are seriously increasing the chances of injury or worse to the people of the area. Directing additional traffic onto the residential nearby streets is negligent towards the safety of the children that play in the area.

Traffic: Roseberry & Kenneth Street already suffer from too much traffic congestion. Compounding this problem on the weekends and peak time on weekdays will have a negative impact on the community. The traffic study submitted in the proposal is not a reflection of reality and doesn't accurately take into consideration the wider impacts.

The TMP provided is not accurate of the everyday traffic issues at that intersection. One days traffic count is not sufficient analysis for a survey to support or validate this proposal.

Minor surrounding roads (Gordon St, Lovett St, Innes Rd, Quirk Rd & Koorala St) will see an increase in motor vehicles as people look to avoid congestion on Condamine as cars back up

at the lights to turn onto Kenneth St. This has not received sufficient exploration or thought in the application.

There is already little to no on street parking which will lead to cars stopping illegally on the side of the road, it happens today. When there is no space in the car park or the drive through is backed out onto Roseberry Street this will create all sorts of traffic & noise issues.

Taking parking away to facilitate a passing lane just moves parking issues to a congested residential street and does not solve anyone's problems except McDonalds.

Environment: Noise pollution from a 24 hour operation will create a lot of stress and unnecessary breaches of privacy for the neighbours that are directly opposite the location.

There are no other business nearby that operate these hours and it is unfair to the locals that their evenings will now be consumed with the noise of cars, motorbikes, sober & drunk behaviours at unsocial times.

Insufficient bins on streets and surrounding areas will lead to an increase of littering that will end up in gardens that owners will have to clean up.

There will be an increase in the already bad rodent issue. There is also the impact to Burnt Bridge & Manly Creek being further contaminated through food waste and packaging. These flow to Manly Dam which will put the wildlife in that area at risk.