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**From:** Zoe Kells  
**Sent:** 26/05/2025 6:08:33 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0132

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To whom it may concern,

Further to our letter of objection emailed on 27/2/25, we would like to again express our complete objection to the proposed DA2025/0132 by McDonalds to take over the site on the corner of Rosebery St and Kenneth Road, Manly Vale/Balgowlah.

Traffic congestion:

We have been residents of Manly Vale for almost 20 years and have seen a steady increase in the traffic into and around our area. To date there has already been a huge lack of planning when it comes to the traffic into and around the suburb and the addition of McDonald's to this already incredibly congested corner, will only make living in this suburb so much more frustrating!

While the proposed development site is zoned commercial, the roads in this area, and the resulting traffic gridlock at many And varying times of the week, are a growing problem that has not been meaningfully addressed during previous, successive developments.

The proposed site is immediately affected by traffic generated by nearby ALDI, Woolworths, Harvey Norman, Bunnings, and a council bus carpark. All of these sites generate peak-period congestion and vehicle queuing on Roseberry Street, Kenneth Road, and Condamine Street. The cumulative effect of adding a high-turnover drive-through restaurant to this mix has not been accounted for.

At some point further consideration needs to be given and solutions considered by council as to what volume of traffic the area can sustain and how many more developments can be squeezed in there without a corresponding investment in road infrastructure.

The DA traffic assessment does not include weekend peak modelling or specific analysis of school zone hours (8:00–9:30am, 2:30–4:00pm). These omissions render the modelling insufficient and undermine confidence in the projected vehicle movement figures. Without weekend or peak pedestrian data, the development cannot be properly assessed.

The proposed site is in close proximity to major transit routes used by the B-Line buses, which are a vital commuting option for hundreds of local residents daily. Introducing a high-traffic fast-food outlet in this location would inevitably lead to significant congestion, particularly during peak hours. Drive-through queues and increased vehicular activity will disrupt traffic flow and cause substantial delays for commuters relying on the B-Line.

The proposed roundabout is presented as a traffic mitigation measure, but in practice, it will:

- Fail to relieve pressure from Roseberry Street, which bears the highest traffic volume
- Introduce queuing issues up to 339m, according to the traffic report itself
- Remove at least 3 on-street parking spaces, impacting residents
- Endanger pedestrians, particularly school children and elderly users, by removing pedestrian priority at the junction

Rather than resolving traffic problems, the roundabout concentrates and redistributes congestion, encouraging u-turns, illegal manoeuvres, and increased circulation on local roads. This measure is not a sustainable solution and reflects the inherent overdevelopment of the site, which is generating traffic well beyond what this network can support.

And the congestion doesn't just impact the residents of Manly Vale! Just ask a resident of Balgowlah or Fairlight how long it takes them to get to Brookvale. The traffic flowing from Condamine to Manly Vale, Manly, Freshwater and beyond, is constant at the corner of Condamine and Kenneth Roads, and will become so much worse. This is where the broader community suffers given that this area is a thoroughfare to the main arterial road to the northern beaches.

Environmental concerns:

KFC on the corner of Condamine and Kenneth Roads already produces noise, light, smell and litter pollution. The construction and on-going operation of McDonalds along with the additional traffic will compound these issues greatly.

Fast food outlets such as McDonald's are known to attract vermin due to improper disposal of food waste and littering, which can create public health risks and degrade the local environment.

Antisocial behaviour concerns:

We are aware of the many anti social behaviour issues that occur at Brookvale McDonalds and other 24/7 McDonalds operations, and we do not want any more of this, in addition to what already occurs at KFC, in Manly Vale. We want to protect our children, older residents and ourselves from these risks.

Fast food, extended opening hour establishments often become late-night gathering spots for unsupervised youth, leading to increased noise, anti-social behaviour, and in many cases, vandalism and graffiti. This not only creates a sense of unease among residents but also increases the burden on local law enforcement.

Negative economic impact on local businesses:

Our neighborhood thrives on its small, locally owned cafés, restaurants, and food providers. A multinational chain with massive marketing power and artificially low prices creates unfair competition and threatens the survival of these independent businesses. The unique character and economic diversity of our area should not be compromised for the benefit of a global corporation.

Incompatibility with community:

The presence of a McDonald's is incompatible with the established aesthetic and values of our neighborhood. Our area prides itself on being community-oriented, environmentally conscious, and supportive of local enterprise. A fast-food chain does not align with these values and would diminish the character and charm that makes our neighborhood a desirable place to live.

In light of these serious concerns, we strongly urge the planning committee to reject the proposal for a McDonald's at this location. Please consider the submissions being made by the residents of Manly Vale - we want to protect our safe and happy suburb!

Sincerely,

Zoe & Phil Kells

Manly Vale