
From: Shay Gillings
Sent: 21/02/2025 4:26:27 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0132 McDonalds Manly Vale - Submission AGAINST

Good afternoon,

I wish to submit a submission **against** DA2025/0132 McDonalds Manly Vale.

Knowledge of this application has caused a great deal of concern in the community in the short time it has become known.

It's important when considering planning applications that the proposed development is suitable and appropriate for the location. It is clear on this occasion that this application is not suitable.

Relevant Facts

- The proposed location is already a considerable traffic choke point during every peak hour and every weekend with traffic trying to access large businesses already in Roseberry Street, including Bunnings, Woolworths, Harvey Norman and Aldi.
- The proposed location will only add to the traffic banking to turning right into Kenneth Rd off Condamine St (heading north) during afternoon/evening peak hours. At weekends it is already backed up past the dedicated right hand turn lane as access to and from the beaches compound this.
- The proposed location will only add to the difficulty in trying to access Condamine St from Kenneth Rd East on any given day. Turning right (north) onto Condamine St can take 2, 3 or 4 go's to get through Rosebery St round-about followed by the lights.
- The proposed location will compromise road safety.
- The active nightly rat population already at KFC on the opposite side of the Condamine St will explode with another fast-food business and dumped food waste.
- The light spill for residents (families) living opposite the proposed site in Kenneth Rd will be exposed to 24 hour light spill pollution.
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- The noise pollution for the same residents will escalate to 24x7 with NO relief.
- Advertising Street Light Pole. Standard dimensions of a McDonalds Road sign measure it at 3.6m wide by 3.5 high with an overall height of 15 metres. Also lit 24x7. Where is this going? Will it be opposite the units on the corner of Condamine St and Kenneth Rd with more light spill into residences across the road?
- The odour and dumped food waste is already an issue from KFC
- For decades locals have fought to have Quirk Rd to Balgowlah Rd open to assist traffic flow at this bottle neck - and now this will add to the congestion.
- Large delivery trucks for the businesses in and out of Roseberry St already block the street trying to back into businesses already there.
- Roseberry St already has Class 3, 4, 5, 6, 7, 8 & 9 vehicles use this street multiple times a day creating constant traffic delays and no tonnage limits for such a "light traffic" road. McDonalds delivery trucks will add to that trying to access the restaurant weekly.
- The proposed site access by the trucks servicing the restaurant appears to be woefully inadequate and will require the said trucks to either back in or out of the location.

- The Community already has 2 x McDonald's Restaurants at Brookvale, less than 2kms away. And a 3rd at Beacon Hill. Plus Hungry Jacks.
- It is a widely publicized fact of groups of youths (gangs) gather at fast-food venues at all hours of the night creating unacceptable noise, anti-social behaviour including burnouts on leaving the premises.
- School drop-offs and school buses are already challenged for both Manly Vale and Manly West Primary Schools. The Primary schools will confirm late bus arrivals happen due solely being unable to get in and out of Kenneth Rd / Rosebery / Condamine Sts.
- Concern that the sign will be part of the daily school trip visible from the local primary school, high schools and sports fields, which constitutes direct advertising to children.
- In New South Wales, advertising to children must follow the Children's Advertising Code. What the code prohibits (relevant sections)
 - Undermining the authority of parents or carers
 - Encouraging children to ask parents to buy a product

I do not support sending Australian profits offshore to America (even more so with impending tariffs).

We are in a housing crisis. Surely if this site was to be redeveloped, housing would be the first choice, especially located next to the B-Line.

Sharyn Gillings
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Manly Vale