
Sent: 19/05/2025 9:52:47 AM
Subject: DA2025/0132

Dear Council

I previously made a submission regarding this DA and have been notified by yourselves that there has been an amendment to the DA

I have reviewed the documents provided and can find no reason to change my strong opinion that this development is wrong for the area and should be rejected.

I note the applicant has magnanimously reduced his operating hours from 5am to Mid night ILO a 24 hour operation. This does nothing to alleviate the congestion on this corner , nor address my safety concerns that such a development will bring.

This is the WRONG spot to place such a development and I note there are between 400 and 500 other negative submissions on your web site. I do not think there is a single submission in support.

The council should heed the residents objections to this development . It is not an appropriate site, and before approving further developments in Rosebury street , the council should look at how to manage the existing traffic , parking , congestion and safety on this road running from the roundabout of Balgowlah Rd and Roseberry st , through to the junction of Roseberry and Kenneth Rd. I am not against development , but as mentioned in my previous submission I travel this road daily and it is DANGEROUS and only a matter of time before someone is killed here.

Introducing a high volume business such as McDonalds will only increase the risk of an incident and it is impossible to mitigate this risk in such a narrow congested street .

Roseberry street is a major thoroughfare for people living in Fairlight to access Condamine st via the traffic lights at Kenneth Ave, as the alternative junctions of Sydney Rd and Condamine and Balgowlah Rd and Condamine are choked . This street is not only shared with cars , but also huge trucks entering and exiting the Sand business and Council premises . There are already a dangerous number of E-Bikes also using this street , but add a McDonalds and I can guarantee this will grow exponentially as "kids" flock to this business. What will the council do when the first Child is killed in this street as they weave through the traffic on their E-Bikes ??

Kenneth Ave is also a main access road for those lining in Manly vale to Condamine . Worst still we have the new car park for the B line on the corner of Kenneth and Condamine reducing the width of the road at this pinch point . Every peak hour you will find traffic banked up Roseberry trying to access the round-a- bout.

I cant put it in plainer words other than it is stupid to consider this application, as it has no merits whatsoever and should be rejected

Kind Regards

Steve Ferris
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