
From: Jacob Pittolo
Sent: 24/02/2025 8:02:02 AM
To: Council Northernbeaches Mailbox
Subject: Submission in relation to DA2025/0132

Hi there,

My name is Jacob and I am a local Northern Beaches resident who lives near the proposed McDonalds development in Manly Vale.

I am a resident who utilises services like the Manly Vale B-Line, local supermarkets and other stores (including KFC) on a daily basis. Kenneth Road is part of my daily commute. I am also currently in planning stages to move from renting to owning in the Northern Beaches, having made this area my home in the last couple of years.

I wanted to share my view on this development, which will cause major traffic issues, making Manly Vale a less attractive place to live, work and play. This development is not in the best interests of local residents and those in the Manly Vale area for a number of reasons.

The major concern, really, is in relation to traffic. I understand this has been modeled in the DA, but I am a firm believer that the traffic at the intersections around Kenneth Road, Roseberry Street and Hayes Street is already a major issue - both for general congestion and pedestrian safety. The intersection with Balgowlah Road is also often seriously impacted by traffic.

I don't believe the modeling is an accurate depiction of how traffic impacts residents in this area each and every day. Traffic already feels over the top and badly managed in this area, and the extra traffic from this venue in the council area I believe would add even more problems for those local roads - which are already heaving due to the number of apartment blocks in the immediate area.

This is traffic I see everyday on my commute, trying to utilise the services that are already there.

I've also looked at the suggested plans for access to this new venue, and they fill me with concerns about how traffic would manage the small amount of space.

One option was the use of a median to prevent people from turning right into the venue while on Roseberry Street, and the addition of a new roundabout to allow people to make a U-Turn to enter the premises. I believe this option is flawed as it would simply add a whole lot of congestion along Roseberry road while also seeing vital parking lost for locals who do have a vehicle that they need to get to work (As we know, the Beaches isn't the most well connected council area...).

It would also lead to additional vehicles using the Hayes Street/Roseberry Street intersection which is already a basket case with traffic to the supermarket, gym, Salvos and more building up constantly.

The second option, which they say is the preferred option, involves a KEEP CLEAR zone allowing people to turn right into the premises on Roseberry Street.

This is an even more disastrous idea. Heading south, this would see many cars back up into the Kenneth Street intersection as one right turn car tries to find a gap to cross in, during moving traffic. It also opens the road up to more accidents if people fail to follow the keep clear rule... which is a daily occurrence at every single one of these areas across the state.

I believe this could lead to a higher chance of crashes, and could see issues at the Kenneth Road intersection lead all the way onto busy Pittwater Road - which would be a nightmare.

Heading north, this keep clear zone along this road would simply exacerbate lines of traffic that already cause major problems at intersections including Hayes Street and the entrance at Aldi on Roseberry Street. It would see cars waiting, more often, at the intersection there, causing even more problems for people leaving, or trying to get to Woolworths.

I do understand that the area is zoned for takeaway food and beverage operations, but I believe a venue with a car park and drive through is not the right fit. We should have takeaway venues in this space that encourage active transport and walking - as there are many apartments in a very short walking distance to this site. The DA itself makes clear that public transport is well catered for in this area, which only adds to my thoughts that creating a setting for additional cars is wasteful and would be a bad decision.

To create the very best Northern Beaches experience for people in all parts of our region, I believe we need to deny this development application and look at options that better reflect a life that we all want to live - that life is one that sees us out and about enjoying the sun and the sea, not stuck in street after street of traffic.

If possible, I would appreciate a response.

All the best,
Jacob

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