
Sent: 21/05/2025 10:30:23 AM
Subject: Submission DA2025/0132

Hello,
I would like to object to the proposal based on the following issues:

Pedestrian Safety

The proposal fails to adequately address active transport. It fails to reference any issues with pedestrians crossing Kenneth Rd or Rosebery St at the site and the current inadequate pedestrian crossing facilities. The proposal will likely attract many more pedestrians at this intersection trying to cross both Kenneth Rd and Rosebery Street. There is no safe crossing point at either street adjacent to the site.

Active Transport

The proposal fails to address bicycle access. It fails to acknowledge the proposed a shared path along the front of this property (Northern Beaches Bike Plan and previous community engagement proposal) and the influx of people on bicycles accessing the property and the unsafe crossings at Kenneth Rd and Rosebery St intersection. It also fails to address adequate bicycle parking especially for the rise in use of ebikes for the teenage demographic that would be likely to use McDonalds.

Landscape Character and Building Form.

The proposal deviates from all other building developments in the area. Most other properties are built out to the street offering a consistent street frontage and maximising land usage. The proposal sites a building in the middle of the block surrounded by carparking. This is not in keeping with the typical character of the area and places cars and carparking as the dominant visual aspect.

Loss of public parking

The proposal requests loss of on street parking on Rosebery Street to cater for traffic movements into the development. Taking away public parking is not acceptable in an area where parking is at a premium. The development will also attract more cars and increase the need for parking.

Traffic

Obviously, this is a major issue. The traffic build up at Roseberry St and Kenneth Road roundabout is often congested. This is mostly caused by the build up of traffic at the Kenneth Rd and Condamine Street signalled intersection. Vehicle traffic entering and leaving the development will further impact this intersection.

Environmental pollution to neighbouring residents

The proposal would have direct adverse impacts in terms of noise, odour, artificial light, traffic and antisocial behaviour especially to residents directly facing the site on Kenneth Road as well as further afield in Manly Vale.

Thank you

Phillip Gray
Resident
Burchmore Road, Manly Vale