
Sent: 11/03/2025 10:12:40 AM

Subject: Proposed McDonald's Development at 37 Roseberry Street, Manly Vale

Dear Council,

I have concerned about the location of the proposed development of a McDonald's fast-food restaurant with a drive-through at 37 Roseberry Street, Manly Vale. This development raises significant concerns regarding its impact on the local community, environment, traffic conditions, and overall liveability of the area.

Environmental Impact

The establishment of a McDonald's at this location would introduce several environmental concerns, including:

- **Air pollution** – Increased traffic congestion will lead to higher vehicle emissions.
- **Light pollution** – Extended operating hours (until 10:00 PM) will introduce artificial lighting that disrupts residential areas.
- **Noise pollution** – Deliveries and operations until late evening will contribute to noise disturbances.
- **Littering** – Fast-food waste, inevitably discarded by patrons, will negatively impact public spaces.

Traffic and Congestion Concerns

The surrounding road network is already heavily congested, particularly at the nearby roundabouts and intersections. Introducing a drive-through fast-food outlet at this location will:

- Further exacerbate existing traffic congestion, negatively impacting thousands of local residents and shoppers who rely on that Woolworths and Aldi for their weekly shopping needs.
- Introduce additional heavy goods vehicle traffic, which the area's road infrastructure is not designed to accommodate.
- Present a significant overdevelopment risk in an area not suited for high-turnover commercial activity.

Support for Local Business and Community-Oriented Development

The local community supports the development of businesses that:

- Contribute positively to the area's regeneration.
- Provide services that promote community well-being and healthier lifestyle choices.
- Align with the existing character of Roseberry Street, which features high-end furniture and specialty stores, rather than high-volume fast-food chains.

Health and Well-being Considerations

The addition of another fast-food outlet does not align with the needs of the community. Specifically:

- The site's proximity to local schools may encourage unhealthy eating habits among students.
- There are already five fast-food outlets within a five-kilometre radius, including three McDonald's, one KFC, and one Hungry Jack's. A sixth such establishment is unnecessary.

Negative Impact on Residential Properties and Community Amenity

Placing a McDonald's directly opposite a residential area will have detrimental consequences, including:

- Potential devaluation of nearby properties due to the visual and environmental impact.
- Increased traffic flow and congestion, altering the residential nature of the area.
- The cumulative effect of pollution (air, noise, light, and waste) impacting the local community.

Threat to Local Wildlife

Kenneth Road and surrounding areas are home to native wildlife that is already struggling due to urban expansion. Increased traffic, particularly at night, will result in a higher incidence of wildlife fatalities.

Public Safety Concerns

The proposed development poses substantial risks to pedestrian and road safety:

- The site is located near a hazardous roundabout with already high traffic volumes. Additional vehicles turning into the restaurant will further compromise safety.
- Increased foot traffic, including potential loitering, could pose a risk to pedestrians, particularly schoolchildren and local residents.
- The shift in the area's character, transforming into a high-traffic night-time destination, is incompatible with a predominantly residential setting. We already see this at the KFC across the intersection, with late night loitering.

Conclusion

I urge the Council to prioritise the concerns of residents and ratepayers over the interests of developers and multinational corporations. This proposal is fundamentally unsuitable for the location, and I strongly request that the application be rejected in favour of a business that better serves the needs and character of our community.

Thank you for considering this objection. I look forward to your response and hope the Council will act in the best interests of its residents.

Yours sincerely,

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Angela Williams