
Sent: 15/03/2025 11:52:17 AM
Subject: reference DA2025/0132

Dear Claire,

I am writing to formally express my strong objection to the proposed Development Application for the McDonald's at 37 Roseberry St Manly Vale, as it presents a significant risk to traffic congestion, parking availability, community safety, environmental conditions, and overall residential well-being. The supporting report underestimates or fails to properly consider the following key concerns:

1. Traffic and Parking

- * **Existing congestion is underestimated:** Kenneth Road and Roseberry Street already experience significant delays, and the additional traffic will only exacerbate these conditions, especially at peak times and weekends.
- * **Drive-through traffic overflow:** Queues regularly exceed capacity at McDonald's locations, leading to vehicles spilling onto Roseberry Street, creating further congestion and safety hazards.
- * **Misleading parking assessment:** The high turnover of fast-food customers means 26 parking spaces are insufficient, potentially forcing customers to park illegally or on nearby residential streets.
- * **Delivery and service vehicle disruptions:** Frequent truck deliveries and waste collection will further impede traffic flow, adding to congestion and noise pollution.

2. Noise

- * **Underestimated night-time disturbances:** Car engines idling, drive-through speakers, patrons' loud conversations, and waste collection at late hours will significantly disrupt residents' sleep and quality of life.
- * **Drive-through and parking lot noise:** The projected vehicle activity fails to account for real-world McDonald's traffic patterns, which often include honking, loud music, and revving engines.
- * **Employee and customer disturbances:** McDonald's locations often attract late-night gatherings, leading to increased noise from crowds, shouting, and occasional altercations.
- * **Mechanical and ventilation system noise:** Constant operation of exhaust fans, HVAC systems, and refrigeration units will create persistent background noise that is difficult to mitigate.

3. Odour

- * **Insufficient odour dispersion analysis:** The proximity of residential apartments (23 meters away) means persistent exposure to cooking fumes, which can be intensified by local wind conditions and seasonal variations.
- * **Underestimated impact of waste odour:** Decomposing food waste produces strong, unpleasant smells that can escape from storage areas, attracting pests and further degrading local air quality.
- * **Idling vehicle emissions:** The combination of car exhaust and food odours will further contribute to air pollution, particularly during late-night hours when background pollution is lower.

4. Crime Risk & Safety

- * **Increased safety concerns:** Fast-food outlets open 24/7 have been linked to increased crime rates, including vandalism, theft, and anti-social behaviour, particularly near public

transport hubs.

- * **Existing crime issues ignored:** The area has already seen a rise in loitering and disturbances since the introduction of the B-Line bus stop. A 24/7 McDonald's will likely escalate these problems.
- * **Late-night disturbances:** Similar McDonald's locations have a history of attracting rowdy crowds, leading to noise complaints, fights, and police interventions.
- * **Risk of graffiti and vandalism:** The presence of a 24-hour business will likely lead to increased tagging and property damage, as has been observed in similar locations.

5. Waste Management

- * **Underestimated litter impact:** Fast-food packaging frequently ends up on streets, in parks, and around residential areas, worsening the community's waste management burden.
- * **Overflowing waste bins:** Insufficient collection frequency can result in odour problems, pest infestations, and unsightly waste accumulation.
- * **Environmental pollution risks:** Grease and food waste runoff can contaminate stormwater drains, increasing the risk of blockages and pollution in nearby waterways.

6. Environment

- * **Increased air and noise pollution:** Idling cars in the drive-through, combined with continuous foot and vehicle traffic, will significantly worsen air quality and noise levels.
- * **Light pollution impact:** The 24/7 operation will introduce excessive bright lighting, disturbing residents and contributing to overall environmental degradation.
- * **Impact on local character:** The introduction of a large, corporate fast-food outlet is inconsistent with the existing streetscape and will negatively impact the area's visual and community identity.

Conclusion

The proposed McDonald's development poses unacceptable risks to traffic flow, community safety, environmental sustainability, and residential well-being. The Statement of Environmental Effects fails to address or properly mitigate these issues, and as such, this Development Application should not be approved.

I urge the Council to reject this proposal in the best interest of residents, local businesses, and the overall community. Thank you for your time and consideration. I look forward to your response.

Sincerely,

Judith