
Sent: 3/03/2025 11:34:01 PM

Subject: Application No. DA2025/0132: Demolition works and construction of a restaurant
McDonalds including signage - Voting to reject

Dear Council,

I strongly object to the addition of fast food outlet McDonalds directly opposite and close to residential areas. It would:

1.De-value the property on Kenneth Road, Roseberry Street and surrounding streets due to:

- Offensive commercial red and yellow signage, not in keeping with the current high end Seven Miles, or surrounding furniture shops at the north end of the street;
- Lowering of the tone of the area, encouraging more mainstream, lowbrow businesses to crop up in the area (the place for these gaudy outlets is Condamine Street, not the residential-facing areas);
- Environmentally offensive light and smell pollution. No one wants to live in an area that smells of grease, or see a glaring McDonalds in their residential surrounds.
- Open for business and deliveries until 10pm, unlike the unobtrusive and stylish Seven Miles coffee outlet which shuts customer facing operations by 3pm. Noise and increased traffic until this time, directly impacting thousands of locals.
- The SLT report states "Any odours associated with vehicle emissions would be negligible compared to existing traffic levels..." Grease is a different and unwelcome smell to have hanging in the air, on our washing etc. It will attract vermin and cockroaches.
- Impact to renters and landlords whilst building is carried out over several months (.

2.Inaccurate and insubstantial SLR Odour Amenity Assessment:

Odours:

"The rate of odour emissions from the kitchen exhaust vents would vary throughout the day depending on the demand, with **peak times generating more odour**. Other potential **sources of odorous emissions include the storage and handling of waste at the Site**, and to a lesser extent, the storage of raw materials...no significant food related odours would be associated with this activity. **Therefore this source has not been considered further.**

Approach to Assessment - At the time of preparing this report, detailed information on the proposed operational activities (ventilation rates, potential emission rates and how they vary during the day etc.) **were not available**. A large number of assumptions would therefore be required to be used as input to any quantitative (i.e., air dispersion modelling) assessment.

The uncertainty associated with the output of such studies means it would be of limited value and would not (in itself) assist with the identification of air quality control measures to actively manage the risks."

- We can vouch for the fact that the current site coffee roasting pervades the air (I personally like it), but the smell of greasy fast food and waste is "not being considered further" in this report. SLR conducting the report say, we can't measure the problem, therefore assume there isn't a problem.

Amenity:

- There is nothing regarding amenities in the assessment. The other meaning of amenity is the pleasantness or attractiveness of a place. Odour is not the only unattractive feature / impact as discussed.

3.Not wanted or needed by the community:

- This development may be wanted by wealthy developers, but it's not wanted or needed by the community. The amenity aspect of the report does not reflect the residents or

visitors:

- We don't want to encourage American billionaires touting unhealthy food on out doorsteps - **we want to support local Australian businesses that serve the community in a healthy way, whilst growing our small business economy.**
- There's already a KFC a couple of hundred meters away, on the more commercial side of the road. Another fast food outlet is not wanted.
- There's already an influx of McDonalds and other fast food outlets at:
 - KFC Manly Vale - 300meters away
 - Warringah Mall - 2.5km away
 - Brookvale - 3.5km away
 - Beacon Hill - 4.5km away
 - Forrestway - 7.2km away, and
 - Hungry Jacks - 2.5km away

4.Worsen traffic congestion and increase hazards:

- For 1.5 hours between 4.30 – 6.00pm six days a week, cars are bumper to bumper. It's already a heavily congested area.
- Pedestrians, cyclists and drivers are at increased risk of the hazards associated with a small area that is heavily congested.
- This is an overdevelopment issue.

5.Environment impact:

- Litter is already a problem on Kenneth Road, being blown onto resident's driveways. This development will increase that problem exponentially.
- There will be people stopping in an already congested area, eating the take-away in the car and throwing the rubbish onto the street, like people do at the beach every weekend.
- McDonalds will chop down the greenery and beautiful tree that resides in front of the serving counter at Seven Miles, completely changing the relaxing scene opposite people's homes, into a loud and gaudy atrocity.

6.Increasing danger to native wildlife in the area:

- Native possums, bandicoots and other animals are already struggling with the business of Kenneth Road. I'm currently seeing a dead animal every week. We should not be supporting an initiative that will drive more cars into the area and impact the environment.

7.An important question to ask is - who and what will benefit from this development?

- The developers
- MacDonalDs

8.Who / what will suffer the consequences of this development?

- The local residents (a high % of the 6,389 people residing in Manly Vale alone), not including surrounding areas.
- Rate payers
- Nearby residents who shop/ travel through the area
- Environment and local wildlife (already under threat)
- Health and welfare – we should be supporting the community with the services it needs, not plying it with junk food and devaluing people's hard earned investments.

The council is requesting a 39% increase in rates. This DA needs to reflect what the ratepayers want. With 272 of us already formally rejecting this DA within 12 days, that's a clear sign.

Regards
Cadwallader

