



Jerrabomberra Residents Association Inc.

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Construction and use of Take Away Food and Drink Premises – KFC 65 Tomsitt Drive Jerrabomberra DA 505-2018

The Jerrabomberra Residents Association (JRA) has considered the Development Application that is currently on exhibition for the above premises.

Jerrabomberra since its conception in the early 1990s has been built as a Village. It is the view of the JRA that this proposed DA does not fit in with the village style feel of Jerrabomberra. What is proposed would be suited to a main arterial road, not Tomsitt Drive. People opt to live in Jerrabomberra due to the semi-rural feel of the area. The JRA believes that this proposed development does not take into account the residential amenity of adjacent housing.

Jerrabomberra proudly has an insignificant litter problem, which can be attributed to factors such as a more highly educated population, appealing streetscape and most importantly, minimal disposable packaging used by existing businesses. We believe that the proposed fast food establishment will see increased litter, including fast food wrappers, cups, plastic lids and straws being blown around our suburb. The Werribee River Association has been recording where they find most take away food rubbish as part of a study called "Circles of litter". They found most litter was between 1.2 and 2.5 kilometres from a fast food restaurant.

(<http://www.abc.net.au/news/2017-06-01/circles-of-rubbish-ring-fast-food-restaurants-says-riverkeeper/8578876>)

Jerrabomberra is situated in an environmental corridor and the DA borders environmentally significant lands. We do not want the native wildlife to be consuming food and litter that isn't part of their natural diet.

The unpleasant odour of the fatty and oily food being prepared at the outlet will permeate the surrounding area and will be constant and unavoidable. This will degrade the quality of life of close-by existing residents (and devalue their properties). There are no plans to mitigate against the smell generated by this proposal and its impact on existing residents.

There is no designated crossing or safe way to cross Tomsitt Drive or Edwin Land Parkway from The Park to get to the proposed KFC. This is a particularly important consideration for local school children who attend the Jerrabomberra Public School off Jerrabomberra Parkway.

The proposed 8.5 metre pylon sign (S01) in the KFC corporate style and colours will not fit in with the village look and feel of Jerrabomberra and will be illuminated during evening hours which could impact on local residents' comfort and sleep. Furthermore there is an unknown impact of the native birdlife of the area that is critical to be assessed prior to further consideration of this development application. Recent studies in USA have concluded that the brightness of signage, particularly at night, has detrimental effects on birdlife behaviours.

It is the view of the JRA that the sign proposed isn't required and forms an eye-sore on the local landscape. The unique quality of Jerrabomberra is that many of the homes are elevated allowing residents' uninterrupted views towards the Canberra Basin and the Brindabellas. The proposed large sign will blot our existing vista. Its location on Tomsitt Drive goes against the State Environmental Planning Policy 64 (SEP64) where signage is compatible with the desired amenity and visual character of the area.

It is the JRA's view that all the signage for this site needs to be subtle and the words "Kentucky Fried Chicken" (S111-3) are obtrusive and tacky. It is our position that the pylon sign (S01) and S111-3 sign not be approved and the applicant revisit their proposal for a more subtle presence in line with the planning guidelines.

We are also concerned that the carpark lighting will impact on existing residents. We request that the carpark lighting design is such that it is contained within the development area. We would like to see the lighting switched off once the store closes.

Jerrabomberra is unique in so much as we now have three retail precincts for a population of approximately 10,000. Even with the additional development of South Jerrabomberra we would expect an additional 1500 people to join our community. Our local food businesses are owned by Jerrabomberra residents and profits are kept in the local community. We are concerned that a National Franchisee (with their large financial backing) will have a significant impact on our local businesses and economy. Furthermore, we are concerned that having existing fast food establishments within a five-minute drive from Jerrabomberra - located in Queanbeyan - is total oversupply of this type of fast food thus eroding the viability of those establishments.

Australia is currently in the grip of an obesity and diabetes epidemic. The answer lies in prevention – in not giving planning permits to fast food outlets that sell unhealthy food. Federal and state government public health prevention policy should not sit in isolation from planning policy. The latter should inform the former. QPRC in their Sports Facilities' Strategic Plan highlight the need for healthy lifestyles "preventable non-communicable diseases, such as mental illness, obesity, cardiovascular diseases, type 2 diabetes and cancer, remain major factors not only affecting health and well-being, but also driving up the cost of health care and reducing the productivity of the workforce." The establishment of a KFC store will contribute to these issues in the local community.

We have no donations or gifts to councillors or council staff to declare, and have no relevant business or investment interests.

Yours Sincerely



Margot Sachse
President
Jerrabomberra Residents Association

27 November 2018