
From: Houssayn Bazzi
Sent: 13/03/2025 4:22:21 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Proposed Manly Vale McDonalds

Re: Objection to Proposed Development of McDonald's Restaurant at Corner Roseberry St and Kenneth Road, Manly Vale

I am writing to formally object to the proposed development and opening of a McDonald's fast food restaurant at [Proposed Location Address] on the Northern Beaches of Sydney. As a concerned member of the community, I believe that the presence of a large fast food outlet such as McDonald's will have several detrimental impacts on both the local environment and the health and well-being of residents. Below, I outline my primary concerns, supported by evidence from reputable studies and specific case studies that demonstrate the negative effects of fast food outlets on communities similar to ours.

1. Negative Impact on Public Health

The health implications of increased fast food consumption are well-documented and should be a primary concern for our community. A report from the Australian Institute of Health and Welfare (AIHW) found that fast food is linked to increasing rates of obesity, type 2 diabetes, and cardiovascular diseases (AIHW, 2021, <https://www.aihw.gov.au/reports/obesity/obesity-in-australia>). Given that the Northern Beaches is a region with a focus on active lifestyles and outdoor recreation, the introduction of another fast food outlet could undermine local efforts to promote healthy living. The convenience of fast food chains, combined with their proximity to schools and residential areas, can lead to unhealthy eating habits, particularly among children and adolescents.

In Manly, NSW, the opening of a McDonald's outlet near schools and local sports facilities has been associated with an increase in unhealthy eating habits among students, according to research conducted by the University of Sydney (University of Sydney, 2022, <https://www.sydney.edu.au/>). Such trends could negatively affect the health of young people in the Northern Beaches area, increasing the local burden on healthcare services.

2. Environmental Concerns

The environmental impact of fast food chains is also a significant issue for the Northern Beaches. This region is known for its natural beauty and outdoor recreational spaces, which should be protected. A study by the Australian Conservation Foundation (ACF) found that fast food chains contribute significantly to plastic pollution and waste, both in packaging and through the increased use of disposable materials (ACF, 2020, <https://www.acf.org.au/fast-food-plastic>). McDonald's, being a global brand, has been particularly criticized for its reliance on single-use plastic and its significant carbon footprint, both of which would add to waste management challenges in the Northern Beaches.

Furthermore, the increased traffic generated by a fast food outlet, such as a McDonald's, can contribute to air pollution and traffic congestion, especially in high-traffic areas like Dee Why and Brookvale. Studies on the impact of fast food restaurants on local traffic show that McDonald's locations tend to generate a significant increase in vehicular traffic and congestion. A 2017 study published in the Journal of Transport and Health found that the

presence of McDonald's outlets contributed to an average increase of 15-20% in traffic volume in surrounding areas (Hansen et al., 2017, Journal of Transport and Health). The increased volume of cars not only exacerbates traffic congestion but also leads to higher emissions from idling vehicles, contributing to local air pollution.

This increase in traffic volume may further overwhelm already congested roads and intersections in the Northern Beaches, particularly during peak hours when demand for fast food is highest. It also poses a safety risk for pedestrians and cyclists, increasing the likelihood of accidents in busy areas.

3. Impact on Local Businesses

The Northern Beaches is home to many small, locally-owned cafes, restaurants, and health-conscious food outlets that cater to the growing demand for sustainable and healthy food options. The introduction of a McDonald's would undermine these businesses, many of which rely on providing locally sourced, organic, or niche offerings that reflect the values of the community.

In Manly and Collaroy, there have been instances where new fast food developments led to a reduction in foot traffic for local businesses. A study from the Australian and New Zealand Journal of Public Health (2020) found that local food businesses in these areas struggled to compete with the low prices and mass marketing of fast food chains (Swinburn et al., 2020, <https://onlinelibrary.wiley.com/doi/full/10.1111/1753-6405.12968>). The opening of a McDonald's on the Northern Beaches would further diminish the vibrancy and diversity of the local food scene.

4. Community and Social Impacts

The social and community impacts of fast food chains cannot be ignored. The presence of McDonald's in the Northern Beaches could contribute to a "fast food culture" that undermines local efforts to support sustainable food systems and healthier lifestyles. A report by the Australian Public Health Association (APHA) found that the proliferation of fast food outlets contributes to the erosion of social capital, as people begin to prioritize convenience over community and health (APHA, 2019, <https://www.phaa.net.au/>).

Additionally, Narrabeen, NSW, which is known for its community-driven events and focus on healthy living, has seen a decline in support for local, sustainable food initiatives with the opening of new fast food chains in the area. The community, once a hub for farmers' markets and local produce, has experienced a shift toward convenience-based eating habits. This shift, documented by the Northern Beaches Advocate (2021), has affected the sense of local identity and cohesion in the area (Northern Beaches Advocate, 2021, <https://www.northernbeachesadvocate.com.au/>).

5. Traffic Congestion and Safety Concerns

In addition to the environmental and health concerns, the increased traffic associated with a McDonald's restaurant in the Northern Beaches area could lead to significant congestion and pose a safety risk to both drivers and pedestrians. The high volume of cars entering and leaving the restaurant, especially during peak dining times, could create bottlenecks and delays on local roads. A study by the University of Queensland (2018) showed that McDonald's restaurants typically experience heavy traffic flows due to their drive-thru

services, with surrounding streets experiencing up to a 30% increase in traffic volumes during peak periods (University of Queensland, 2018, <https://www.uq.edu.au/>).

The added traffic will likely create hazardous conditions for pedestrians and cyclists, particularly near busy intersections. It could also lead to frustration for local commuters, who may face longer travel times and difficulty accessing other local businesses or services. This has been the case in areas where McDonald's has opened near high-traffic intersections, as seen in Parramatta, where nearby streets became heavily congested, affecting local residents and businesses.

Given the significant public health, environmental, economic, and traffic-related concerns associated with the development of a McDonald's restaurant in this area, I urge the Northern Beaches Council to reject the proposal. I believe that the long-term negative effects will outweigh any potential short-term benefits, and that alternative, more sustainable development options should be explored for the benefit of the community as a whole. It is important that the Northern Beaches continues to prioritize the health of its residents, support local businesses, and protect its natural environment.

I respectfully request that my objections be taken into consideration in the decision-making process, and I am happy to provide further information or engage in discussion regarding this matter.

Thank you for your attention to this important issue.

Yours sincerely,

Houssayn