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**Sent:** 15/05/2025 8:54:15 PM

**Subject:** DA2023/1757 Forest way Shopping Centre - Submission on Proposed Changes

Dear Northern Beaches Council,

Thank you for your notification letter related to changes to development application DA2023/1757 dated 8 May 2025.

I recognise that development in the Northern Beaches plays an important role in growth and vibrancy of the Council area, and I am not opposed to appropriate enhancements of Forest Way Shopping Centre. In this case however I feel that some items have not been properly addressed relating to traffic impacts of the proposed changes on local streets. I therefore make the submissions below on the changes to this development application.

Specifically, I raise these issues with the traffic study and reports associated with the development application:

1. The traffic study fails to assess the traffic-related environmental and amenity impacts on Grace Avenue and Fitzpatrick Avenue resulting from the proposed development. Grace Avenue is a yield street with traffic calming measures passing residential homes along its length. The environmental traffic capacity of streets of this type is around a maximum of 200 vehicles per hour. The traffic study report dated 27 September 2023 describes that seven-day ATC traffic counts were taken at locations on Grace Avenue and Fitzpatrick Avenue but provides no information on traffic volumes from those counts or daily and hourly profiles across the counted week and/or for weekdays and weekend days. Further information should be provided on daily and hourly traffic volumes and profiles on Grace Avenue and Fitzpatrick Avenue with and without the proposed development in context of assessing the environmental traffic capacity of those streets.
2. The traffic study report of 27 September 2023 describes that traffic counts used for intersection capacity analysis were carried out in June 2021, alongside the ATC counts. Traffic data collected at that time were impacted by the effects of changed travel and traffic behaviours as a result of the then recent COVID restrictions and are not reliable as a basis for traffic impact analysis. Assessment of traffic volumes on Grace Avenue and Fitzpatrick Avenue should be based on more recent data that are now stabilised after COVID-related effects.
3. The traffic study does not properly identify and address the cumulative impacts of planned redevelopment of Frenchs Forest High School site for a town centre with associated commercial and residential uses. That other development will change traffic patterns and volumes at key intersections including Forest Way/Naree Road, Forest Way/Russell Avenue and Forest Way/Warringah Road. The assessment should also describe how the cumulative impacts of the new town centre are addressed in conjunction with the proposed shopping centre development.

The traffic study and reports do not in any way address the changes in traffic volumes or the impacts of this proposed development on Grace Avenue and/or Fitzpatrick Avenue in the context of their environmental traffic carrying capacity. This should be carried out prior to granting approval of this development and the information made available to residents of those streets. I would also seek that a consent condition be applied to this development that traffic volumes and noise levels on Grace Avenue and Fitzpatrick Avenue are monitored before and after the development and residents of those streets who are affected by

increased traffic noise generated by the development be compensated through the provision of noise mitigation measures such as double-glazing of windows and/or noise-mitigating fences.

Regards,  
Craig McGeoch  
76 Grace Avenue Frenchs Forest.