
From: Graham Mason
Sent: 27/02/2025 4:07:52 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA2025/0132
Attachments: Mason - Objection to DA 2025_0132 Proposed McDonald's Development.docx;

Please see attached submission in regards to the above Development Applicatio

Graham Mason
10 Marinella Street,
Manly Vale, NSW 2093

27th February 2025

Attention Planning Department
Northern Beaches Council
Email : council@northernbeaches.nsw.gov.au

Subject: **DA2025/0132 Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – Inadequate Traffic Study, negative impact to adjacent zoning and loss of parking.**

Dear Sir/Madam,

I am writing to formally raise concerns regarding the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah. My objection is primarily based on the inadequacy of the traffic impact study presented in support of this proposal, which, in my view, fails to meet the statutory requirements outlined in the Environmental Planning and Assessment Act 1979. Additionally, the proposal's potential to negatively affect the surrounding residential area and the removal of parking spaces on the eastern side of Roseberry Street will only exacerbate existing parking shortages, impacting local residents.

Traffic Study Concerns

1. **Insufficient Data Collection Period:** The traffic impact study was conducted over just two days—Friday, 8 November 2024, and Saturday, 9 November 2024. This limited timeframe does not provide an accurate representation of the area's typical traffic conditions. The study fails to account for important variables such as:
 - Weekly traffic fluctuations, including peak times associated with school drop-offs and work commutes.
 - Seasonal variations in traffic patterns.
 - Impacts of special events, public holidays, or other transient traffic events.
2. **Unaddressed Existing Congestion:** The study acknowledges the current congestion at nearby intersections, notably at Kenneth Road and Roseberry Street, and highlights queuing issues caused by the nearby KFC drive-through. However, it does not adequately address how the proposed 24-hour McDonald's drive-through will contribute to these problems, particularly during peak hours.

3. **Compliance with the Environmental Planning and Assessment Act 1979:**
Section 4.15(1) of the Act stipulates that councils must consider the likely effects of a development on the local community, particularly in terms of traffic congestion and safety. Given the brief duration of the study, it is unclear whether the full range of potential impacts has been properly assessed.
4. **Need for Referral to Transport for NSW (TfNSW):** With the development expected to generate more than 200 vehicle movements per hour during peak periods, the proposal should be referred to Transport for NSW in accordance with Clause 2.122 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The current study does not provide sufficient longitudinal data to enable an informed evaluation by TfNSW.

Request for a More Detailed Traffic Study

Given the concerns outlined above, I respectfully urge the Council to require the developer to commission a more thorough and comprehensive traffic impact assessment. This study should:

- Be conducted over a minimum of three weeks to account for daily, weekly, and seasonal traffic variations.
- Include data collection during weekday peak hours (Monday to Thursday) to reflect typical commuter traffic.
- Offer a more detailed evaluation of queuing impacts at critical intersections, especially those at Kenneth Road, Roseberry Street, and Condamine Street.
- Consider the likelihood of increased rat-running through local residential streets as drivers seek alternative routes to avoid congestion.
- Incorporate a post-development monitoring plan to ensure that the impacts of the development are accurately predicted and that appropriate mitigation strategies are put in place.

Impact on Residential Zoning

In addition to the traffic-related concerns, I am also concerned about the detrimental effects this development could have on the surrounding residential area. The proposal is inconsistent with the objectives of the adjacent residential zoning, as it may cause a reduction in residential amenity, and its scale and operating hours are likely to be disruptive to the local community.

Conclusion

Approval of this development based on an insufficient traffic study risks exacerbating existing congestion, compromising public safety, and diminishing the quality of life for local residents. I strongly urge the Council to request a more comprehensive and accurate traffic impact assessment before proceeding with any approval.

I also respectfully ask the Council to consider the adverse effects this development may have on the surrounding residential zoning.

Thank you for taking the time to consider my objections. I would appreciate being kept informed of any developments related to this application.

Yours faithfully,

Graham Mason