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**From:** Lara .  
**Sent:** 25/02/2025 11:20:45 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0132 Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – Inadequate Traffic Study

Lara Raymond  
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[REDACTED]  
25/2/25

Attention Planning Department  
Northern Beaches Council  
**Email :** [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

**Subject: DA2025/0132 Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – Inadequate Traffic Study**

Dear Sir/Madam,

I am writing to formally object to the proposed development of a 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah, on the grounds that the **traffic impact study conducted for this proposal is insufficient and does not meet the requirements of the Environmental Planning and Assessment Act 1979.**

#### **Concerns with the Traffic Study**

##### **Limited Data Collection Period:**

The traffic study was conducted over only **two days** (Friday, 8 November 2024, and Saturday, 9 November 2024). This short data collection period fails to account for:

Weekly and seasonal traffic variations.

Peak school and work commute times from Monday to Thursday.

Special events, holidays, and other local traffic fluctuations.

##### **Existing Congestion Not Adequately Addressed:**

The study acknowledges **queuing issues at nearby intersections**, particularly at Kenneth Road and Roseberry Street, and the existing congestion caused by the KFC drive-through. However, it does not sufficiently model how the additional traffic generated by a 24-hour McDonald's will exacerbate these issues.

##### **Compliance with Environmental Planning and Assessment Act 1979:**

Under Section 4.15(1) of the Act, councils must consider the potential impacts of a development on the local community, including **traffic congestion and public safety**. Given the short duration of this study, it is **unclear whether these impacts have been thoroughly assessed.**

##### **Referral to Transport for NSW (TfNSW):**

The development is projected to generate more than 200 vehicle movements per hour during peak times, exceeding the threshold requiring referral to TfNSW under the **State Environmental Planning Policy (Transport and Infrastructure) 2021, Clause 2.122**. The existing study does not provide sufficient long-term analysis to ensure TfNSW can make an informed assessment.

#### **Request for a More Comprehensive Study**

Given these shortcomings, I respectfully request that the Council require the developer to undertake a **more comprehensive traffic study**, which should:

Be conducted over at least **two weeks** to capture daily, weekly, and seasonal traffic variations.

Include data collection during **weekday peak hours (Monday to Thursday)** to reflect commuter traffic.

Provide a **detailed assessment of queuing impacts** at surrounding intersections, particularly at Kenneth Road, Roseberry Street, and Condamine Street.

Assess the potential for **rat-running through local residential streets** as drivers attempt to avoid congestion.

Include a **post-development monitoring plan** to ensure accurate predictions and appropriate mitigation measures.

### **Conclusion**

Approving this development based on an inadequate traffic study risks worsening congestion, increasing safety concerns, and negatively impacting residential amenity. I urge the Council to request a more **thorough and representative traffic impact assessment** before considering approval.

Thank you for considering my objection. I would appreciate the opportunity to speak at any relevant hearings or meetings regarding this matter. Please keep me informed about the progress of this application.

Sincerely,  
Lara Raymond