
From: [REDACTED]
Sent: 10/03/2025 10:20:29 PM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: Subject: DA2025/0132 Objection to Proposed McDonald's Development at 37 Roseberry Street, Balgowlah – Inadequate Traffic Study

Jason Pollock
11/41 Roseberry St, Manly Vale NSW 2093
[REDACTED]

10 March 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

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

1. 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.

2. 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.

3. 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.

4. 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,
Jason Pollock