
From: tina toivonen
Sent: 1/03/2025 11:49:58 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: ATTN: Planning Department - RE: Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

Hi Northern Beaches Council

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

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. 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. 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. 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. 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.

Regards

Tina Toivonen

