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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

01/06/2025

MR Thomas Brady
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Manly Vale NSW 2093
[REDACTED]

RE: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093

To: Northern Beaches Council
RE: Development Application - Proposed McDonald's, 37 Roseberry Street, Balgowlah
DA Reference: DA2025/0132

Dear Assessment Officer,

I am writing to formally raise concerns regarding the revised Traffic Impact Assessment (dated 14 May 2025) submitted in support of the proposed McDonald's development at 37 Roseberry Street, Balgowlah.

Upon review of the consultant's responses to Council's RFI, I believe there are several significant issues with the logic and methodology used to justify the traffic impacts of the development. These issues raise serious doubts about the report's conclusions and warrant further scrutiny by Council.

1. Underestimation of Traffic Generation

The report selectively adopts lower-than-recommended trip generation rates, citing a 2016 study of five McDonald's sites to justify figures of 140 vph (weekday PM) and 180 vph (Saturday). This approach disregards the more recent and relevant guidance from Transport for NSW, which suggests up to 267 vehicle trips during peak weekend hours.

The consultants acknowledge the site has a medium-to-high drive-thru capacity and visible exposure to passing traffic-both factors typically associated with higher trip volumes. Using outdated and cherry-picked data from 2016 instead of current, localised data misrepresents the likely impact of this development. The outdated data also weakens the case, especially given increased takeaway/delivery traffic post-COVID.

2. Speculative Assumptions About "Pass-by" Traffic

The assumption that 50% of vehicles entering the site are "pass-by" trips-already on the road for other purposes-lacks evidence specific to this location. The site is not situated on a major arterial road and is unlikely to capture such a high proportion of incidental traffic. Given the drive-thru format and potential for intentional detours, it is more reasonable to expect a higher share of new trips generated specifically by the development.

3. Existing Intersection Congestion Already Critical

The intersection of Kenneth Road and Condamine Street is already operating at or beyond

capacity (LOS F) during peak times, as acknowledged in the report. The proposed development would exacerbate this situation, particularly with additional right-turn pressure on the eastern approach, further increasing queue lengths and delays. The consultant's own SIDRA modelling shows average vehicle delays rising from 42 seconds to 54-70 seconds under some tested scenarios.

It is misleading to claim that these changes are "minimal" when key movements are already critically constrained.

4. Proposed Mitigations Are Insufficient and Potentially Problematic

The proposed roadworks-mini-roundabouts, minor kerb adjustments, and a narrow median-are cosmetic in nature and do little to meaningfully address underlying traffic stress. Some interventions (e.g., roundabout at Hayes St) result in the removal of on-street parking and pose new safety risks to pedestrians.

Notably, the idea of introducing dual right turns from Kenneth Road east was previously rejected by TfNSW due to phase conflicts, yet this rejected option is still cited as a potential improvement.

5. Cumulative and Long-Term Impacts Ignored

The report makes no mention of background traffic growth or other local developments in the Manly Vale/Balgowlah area. This omission fails to account for the compound effect the McDonald's would have on an already sensitive traffic network.

Given the above, I respectfully request that Council exercise caution in relying on the revised traffic report and seek an independent review of:

The appropriateness of the traffic generation rates used;

The validity of the 50% pass-by traffic assumption in this suburban context; and

The adequacy of the proposed mitigation measures in light of the existing and future traffic conditions.

Thank you for considering this submission. I trust that Council will take the necessary steps to ensure that any decision on this DA prioritises the long-term livability and safety of the local community.

Sincerely,
Tom Brady