
From: Amy Bingham
Sent: 26/02/2025 1:44:58 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Ref Planning Application Number: DA2025/0132

Dear Sirs

I am writing regarding the above application on the current Seven Miles Coffee site in Manly Vale by Mcdonalds.

As a long-term local resident, I am most concerned about the **traffic impact** and the environmental impact of the proposal should it be approved and the site redeveloped for this user.

As you will be aware, Roseberry Street is a popular hub / destination for locals and out of area drivers visiting supermarkets, furniture and homeware shops and local services (gym, vets etc), and a thoroughfare between Manly / Fairlight / Balgowlah and Manly Vale and Brookvale to the north.

Drivers regularly turn off Condamine early to avoid congestion in both directions and coupled with local traffic – notably during rush hours, school drop offs and all weekend days - the road is regularly at a standstill, with traffic backed up down Roseberry from Kenneth most of the way, and a frustrating daily part of life for residents of Manly Vale trying to travel anywhere by car (or in my case a scooter). As a pedestrian too, the impact of smoke and noise is horrible on my comfort levels as I try to enjoy my neighbourhood, walk my dog to the local park and pick up a coffee at my face café.

Add to that the problem of Kenneth Road / Roseberry roundabout feeding traffic north towards Condamine into a three-way feeder light system (with frustratingly short light change times) and it all adds to a well-known congestion problem in the area.

I have observed traffic flows along and around Balgowlah Road / Roseberry Street / Kenneth Road worsen considerably in the past 20 years. The problem became more extreme following the opening of the Bunnings on Balgowlah Road and exacerbated further with Woolworths and Aldi. The Woolworths feeder road is particularly congested with – unsurprisingly – high high traffic levels caused by shoppers.

In spite of all this new development – which I am not generally opposed to as I benefit from close proximity to these facilities - there has been no acknowledgement or change to traffic volumes as a result.

Currently Seven Miles has little impact to local traffic volumes – a few truck visits from suppliers etc and largely pedestrian foot traffic to its' café. Adding a new hospitality business – that will presumably be open for many long hours - will be a total disaster for traffic in the area.

I live in Marinella Street, a quiet cul de sac at the top of Kenneth Road beyond Condamine. Already my neighbours and I, plus anyone living in that “upper” area of MV on that side of Condamine are hugely impacted by traffic from the other food outlet there - KFC.

Vehicles heading up – and down Kenneth Road – are regularly blocked by drivers queuing to access and egress the KFC takeaway ‘window’ on site. I have witnessed several road rage incidents of impatient drivers blocking the ongoing traffic on multiple occasions and a few light collisions.

Locals know to avoid the area where possible particularly on Friday, Saturday and Sunday late afternoons when queues regularly reach beyond the boundaries of the site. It's often faster to go around via King Street further north.

The potential for this to happen on another takeaway site is almost directly opposite – and on a busier corner – is highly likely. Combine this with the additional congestion and journey delays it will cause, is one that fills me with dread.

The restaurant – if approved – will be accessed via Roseberry or Kenneth and make the traffic chaos far far worse.

Why bring additional chaos to a well-loved and already busy set of local shops – visited by many neighbouring residents for the purpose of supermarket and DIY shopping – when there is a similar restaurant from the same chain less than a few kms up the road in Brookvale.

Chuck into the environmental impact of the restaurants' packaging being strewn across local streets and blown into Burnt Bridge Creek, let alone the additional vermin attracted by waste and food scraps, and really it is a proposal I strongly object to.

Whilst not averse to change and improving the neighbourhood, the developments in recent years have played havoc with traffic levels, congestion and lifestyle for myself and our lovely Manly Vale Community.

I strongly implore you not to approve this application.

Yours faithfully

Amy Bingham

A solid black rectangular box used to redact the signature of Amy Bingham.