
From: Anthony Sergas
Sent: 11/03/2025 3:11:00 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA2025/0132 – Proposed McDonald's
Attachments: Objection to DA2025 0132 .docx;

Dear council Staff

Please apply my objection the list of others.

Kind Regards
Anthony Sergas

[Redacted signature block]

[Redacted body text]

Dear Council Members,

I am writing to formally register my objections to the proposed development application DA2025/0132, which seeks approval for a new McDonald's in Balgowlah. I believe that this development poses several significant concerns for our community,

As a long-term Business owner and tenant in 33 Roseberry Street (30+ year), I am concerned that the plans to open a 24 hour McDonalds on the site of the Seven Miles Roastery. Will have a negative impact to my working environment,

Roseberry Street has already been impacted by massive changes with the introduction of Bunning, Woolworths and Aldi in the past eight years, the tremendous increase in car and heavy trucks navigation this narrow street has already taken a toll on myself and my staff.

We struggle daily to exist the driveway, especially to turn right as most people will stop over the driveway while you sit in your car waiting for a safe gap to turn.

Roseberry Street is already extremely congested, there are often long delays from the roundabout at the corner of Roseberry Street and Kenneth Rd, and that of the right turn on to Condamine. At times this que of traffic making its way to Hays st and regularly all the way to Balgowlah rd. A McDonalds in this location will dramatically increase these existing delays and the volume of traffic and heavy delivery vehicles in the area.

With McDonalds being a magnet for many people, especially teenagers often on e-bikes, I also have concerns for pedestrians on our relatively narrow footpaths. The increase in antisocial behaviour that a 24 hour Fast food store like Mc Donalds will attract, is both un wanted and unneeded in this area. As well as the increase in litter that is discarded inappropriately. There is also the unmissable impact of the disgusting smell from a Mc Donalds, something that not even a closed door can protect you from,

It is for these reasons I object to a 24 Hour Mc Donalds being permitted on the 7 miles site.

Regards

Anthony Sergas

Director Artifex Interiors