

Attachment B

Submissions

From: Bec Smith <[REDACTED]> on behalf of Bec Smith <[REDACTED]> <Bec Smith <[REDACTED]>

Sent on: Thursday, January 22, 2026 12:20:13 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I would like to submit the following comment on the abovementioned revised Development Application.

My residence looks down onto the rear laneway of this premises mentioned in the application.

I note the revised opening hours, however Friday and Saturday nights are still proposed to open until 2am - and on weekdays until 11pm, which is still much later than many other food premises in the area and still likely to lead to an increase in noise disturbance in the area, including foot traffic and loud conversations / people in the surrounding area and increased noise from delivery drivers and vehicles, particularly in the early morning hours. There are very few other food premises open until 11pm Sunday - Thursday, which again suggests a potential for increased foot traffic and noise disturbance during those opening hours.

Noise and disturbance

Other restaurants on the same strip already contribute to noise disturbance, especially in the evenings - whether this is staff entering and exiting the rear of the building or noise coming from recycling (both management and collection). I fear a takeaway food premises with little indoor dining space that is open until 2am Friday & Saturday and 11pm Sunday to Thursday (noting that few other takeaway food venues are open this late) would lead to an increase in noise disturbance in the area, including foot traffic and loud conversations / people in the surrounding area and increased noise from delivery drivers and vehicles, particularly in the early morning hours on weekends.

Litter

We are already seeing increased litter and food scraps left in nearby streets and parks with KFC opening up just 250m away, with food packaging and chicken bones etc littering the nearby laneways or being dumped in residential recycling bins leaving residents to sort out the mess. With McDonalds planning to open similar hours, I suspect this will only increase. This is not related to McDonalds waste removal, but to customers dumping rubbish after leaving the premises.

Safety

With this premises being one of the few late night takeaway options on weekends on King St, I fear it will become a hub for revellers leaving nearby bars and clubs and restaurants - leading to crowds and potential anti-social behaviour. There is already anti-social behaviour in the vicinity, my partner was assaulted last week by a group of teenagers "hanging out" in Brown Lane - having a late night takeaway premises in close proximity will only lead to more people hanging around the area - and on Friday & Saturday nights when alcohol is often involved, we do not need to give people another reason to loiter in the area. I will also feel less safe coming home by myself due to potential increase in drunk patrons frequenting the immediate area where I live.

Proximity to other similar takeaway premises

There is already a 24hr fast food restaurant less than 2km from this location which has more parking and space for dine in, as well as a KFC just up the road that is open until midnight most nights.

Local character

As a resident of Newtown for the last 25 years, I feel strongly that the opening of a McDonalds will adversely impact the unique local character Newtown has always been known for. I know many Newtown residents who remember the McDonalds that used to be on King St many years ago that closed down, as well as a McCafe on Carillon Ave that also closed down.

Based on all of the above, I would like to register my strong objection to the Development Application and ask Council to consider the above mentioned concerns when making a decision on this Application. I also believe these views are held by many in the broader Newtown community, especially those in close proximity to the premises.

From: Christine Graf <[REDACTED]> on behalf of Christine Graf
<[REDACTED]> <Christine Graf <[REDACTED]>

Sent on: Thursday, January 22, 2026 12:08:41 PM

To: council@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I write regarding the application to establish a McDonald's restaurant at 212-214 King St Newtown (RD/2025/585/B).

I have lived and worked in the Newtown area for 15 years, and am well versed in the culture, the people, and the nature of the businesses that thrive in this location. A McDonald's is absolutely not welcome - such a business model is commercially focussed, mass-produced and follows practices that do not resonate with the people of Newtown. McDonald's does not belong in the inner west - and I am confident that if it were established in this location, the restaurant would experience extreme backlash from the community.

I note that the original application was rejected in July last year - this was a wise decision. I implore you to reject the revised application.

Regards,
Christine Graf

From: Georgina Bell <[REDACTED]> on behalf of Georgina Bell
<[REDACTED]> <Georgina Bell <[REDACTED]>

Sent on: Thursday, January 22, 2026 12:41:14 PM

To: council@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B: Feedback

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I am writing as a local resident to Newtown, to express my concern and strong objection to RD/2025/585/B - this proposal to develop a fast food chain in Newtown.

This development would have significant negative impacts on our community and local businesses, is not needed and does not reflect the values of the local community.

The introduction of a large fast food outlet risks undermining small, locally owned food businesses that contribute to the unique character and economy of our area- there are plenty of locally owned fast food options that the community values. A global chain could harm our well loved community businesse, and takes the opportunity for development from something that we actually want - something that adds value and character -not a fast food chain.

It also raises concerns about increased traffic, litter, and the potential for reduced community health outcomes. The litter from fast food chains is a well documented issue around NSW and indeed the country. We do not want more of this in our local area. We already face litter issues from existing fast food chains such as Oporto - and we do not want another.

In addition, Mcdonalds is a target of the BDS boycott due to its links with genocide. This is deeply concerning, and goes against Inner West and Newtown values. We cannot have a genocide supporting buisness in our postcode.

I urge Council to consider the long-term social,ethical, economic, and environmental impacts of this proposal, and to prioritise development that supports local enterprise and strengthens community wellbeing.

I am also concerned that this development was already rejected due to large numbers of community objections, and is going back for another try when it is so clear that the community does not want it.

I strongly oppose the development .

Georgina Bell

Resident of Newtown 2042

--

Georgina Bell

*I pay respects to the Gadigal people on who's lands I live, work and play.
Sovereignty was never ceded, always was always will be Aboriginal Land.*

From: Zoe Hinman <[REDACTED]> on behalf of Zoe Hinman

<[REDACTED]> <Zoe Hinman <[REDACTED]>

Sent on: Thursday, January 22, 2026 12:57:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

As a resident of Newtown for 30 years I am absolutely appalled that the council would allow another fast food chain on king st.

We as a community are against this and you as our council should listen to our concerns.

Regards,
Zoe

From: Mark Dadds <[REDACTED]> on behalf of Mark Dadds

<[REDACTED]> <Mark Dadds <[REDACTED]>

Sent on: Thursday, January 22, 2026 1:49:30 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions.

I write to add my voice to protest against the proposal for a MacDonalds on King St Newtown. The establishment of such a franchise would significantly detract from the neighbourhood amenity of Newtown and surrounding areas.

- 1) locals will not patronise this business (ie eat Macdonalds) and so the majority of customers will be via car traffic that this already jammed neighbourhood cannot accomodate;
- 2) their sales of take-away packaged food will significantly add to garbage and landfill in Newtown and Sydney;
- 3) their food is unhealthy and will add to healthcare burden on the population, especially children;
- 4) the wonderful neighbourhood character of Newtown, based largely on non-corporate, unique and bohemian culture, will be significantly degraded by its presence.

Thank you for considering this input.

Sincerely, Mark Dadds.

From: Steph R <[REDACTED]> on behalf of Steph R

<[REDACTED]> <Steph R <[REDACTED]>

Sent on: Thursday, January 22, 2026 11:48:49 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I object to this proposal, McDonald's goes against all of the values of Newtown - community, health, supporting local business. Not to mention their ongoing ties to Israel which directly connects to the makeup of this beautiful anti-war and multicultural neighbourhood.

Please consider the impact this will have on local character and community and reject this proposal.

From: Chris Rolfe <[REDACTED]> on behalf of Chris Rolfe <[REDACTED]> <Chris Rolfe <[REDACTED]>
Sent on: Thursday, January 22, 2026 2:35:15 PM
To: council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to McDonalds RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

RD/2025/585/B - 212-214 King Street, NEWTOWN, NSW 2042

To the City of Sydney Council.

I strongly object to the DA proposal for a McDonalds on King Street.

I have lived in Newtown for 25 years and the special and unique character of King Street is based entirely on independent shops.

A McDonalds on King Street will:

Undermine the local character & Newtown's independent economy. Clem's chicken which is directly next door has been in business for 50 years, and the council should show the business some respect for the dedication this business has to its community and customers.

A McDonald's risks diluting King Street's unique, independent retail and hospitality mix, setting a precedent for further chain expansion that threatens the area's distinct cultural and small business ecosystem. There is already a KFC across the street. The Council will destroy King Street if these businesses are allowed to set a precedent.

Late-night anti-social behaviour & safety concerns. Does Newtown, the public and the local police need a late night fast food outlet – any benefit it is far outweighed by the litter, unsocial behaviour, lack of toilets, increased late night traffic etc.

The late trading hours will attract late-night loitering, noise, and intoxicated crowds, placing extra strain on local policing, security resources, and emergency services.

Fast food outlets generate significant packaging waste, especially with late-night takeaway. This puts pressure on council waste services and contributes to littering on streets already under strain from heavy foot traffic on King Street.

A McDonald's will attract additional vehicle traffic, and parking for take-aways, to a precinct designed for pedestrian flow and public transport, increasing congestion and reducing the safety and appeal of the street.

And finally, there is already a large McDonalds in Stanmore which is only a 3 min drive!

Chris Rolfe
58 Oxford Street, Newtown
[REDACTED]

From: Tegn Bond <[REDACTED]> on behalf of Tegn Bond <[REDACTED]> <Tegn Bond
<[REDACTED]>
Sent on: Thursday, January 22, 2026 11:53:35 AM
To: DAsubmissions@cityofsydney.nsw.gov.au
Subject: NO MCDONALDS ON KING STREET

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

We don't want McDonalds in Newtown, not now not ever!

This will destroy the unique culture of Newtown, collapsing small businesses and the litter would be terrible for King Street and residents.

There would be increased crime for late night if it operates 24/7 - and threaten the safety of those in the community.

More delivery drivers in the area when there is already a McDonalds just one suburb away in Stanmore.. more accidents and deaths on KING street.

We DONT WANT IT - NO MCDONALDS IN NEWTOWN EVER PLEASE.

KEEP NEWTOWN WEIRD!!!

Tegn Bond

Sent from my iPhone

From: Gareth Clemens <[REDACTED]> on behalf of Gareth Clemens
<[REDACTED]> <Gareth.Clemens@[REDACTED]>

Sent on: Friday, January 23, 2026 1:40:26 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I wish to object to the proposed McDonald's development at 212–214 King Street, Newtown.

The introduction of a large multinational fast-food chain at this location would significantly undermine the unique local character that defines Newtown. King Street is recognised for its independent businesses, diverse food offerings, and strong community identity. Allowing a McDonald's to operate here—particularly with extended late-night trading hours—would detract from the area's distinctive cultural fabric and erode the qualities that residents and visitors value.

In addition, the proposal risks diverting business away from longstanding local operators toward an American multibillion-dollar corporation. Newtown's economy depends heavily on small, independently owned cafés, restaurants, and shops. Approving this development would place unnecessary pressure on those businesses, many of which contribute far more to community cohesion, local employment diversity, and the precinct's character than a global chain ever could.

For these reasons, I do not support the proposed development and urge the City of Sydney to refuse the application.

Regards,

Gareth Clemens

From: Alexander Erskine <[REDACTED]> on behalf of Alexander Erskine
<[REDACTED]> <Alexander Erskine <[REDACTED]>

Sent on: Thursday, January 22, 2026 3:17:57 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please ignore the submissions from the nimbys in the area and approve this application.

Many thanks

From: Alexander Ozdowski <[REDACTED]> on behalf of Alexander Ozdowski
<[REDACTED]> <Alexander.Ozdowski@[REDACTED]>

Sent on: Thursday, January 22, 2026 2:55:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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I support this application, we already have other fast food options why not let them exist and help create jobs.

Regards, Alex Ozdowski

From: michaela <[REDACTED]> on behalf of michaela
<[REDACTED]> <michaela <[REDACTED]>
Sent on: Thursday, January 22, 2026 4:31:27 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
CC: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: OBJECTION TO DEVELOPMENT APPLICATION D2025585.docx (48.99 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

OBJECTION TO DEVELOPMENT APPLICATION D/2025/585 212-214 King Street, Newtown NSW 2042

To Whom It May Concern:

I object to this application as a psychologist working in the area and a local resident. The proposed McDonald's, trading until 2am on weekends in a dense residential area, will cause demonstrable harm that the application systematically misrepresents.

1. SLEEP DISRUPTION AND HEALTH IMPACTS

The WHO Environmental Noise Guidelines establish that night noise above 40 dB causes adverse health effects. The research is unequivocal: nocturnal noise fragments sleep architecture even when people don't fully wake (Basner et al., 2014). Chronic exposure activates stress pathways, increasing cortisol, blood pressure, and cardiovascular disease risk (Münzel et al., 2018). Environmental noise also increases psychiatric medication use and mental health service utilisation (Halperin, 2014).

This application proposes 2am closing on Friday and Saturday—when residents are sleeping. Patron dispersal, raised voices, vehicle movements, and mechanical plant will cause the intermittent, impulsive noise events proven to fragment sleep.

2. THE NOISE ASSESSMENT IS FLAWED

The Muller Acoustic Noise Assessment (TrimDownload_g1EzGkXt.PDF) manipulates classifications and excludes critical impacts to manufacture compliance.

2.1 "Urban Noise" Classification Normalises Harm

The report classifies all residential receivers as "Urban" (Table 9, p.21) to inflate allowable noise limits by 5 dB over suburban classification. This is a blunt misuse of the NPI.

The receivers include:

- Shop-top apartments
- Dwellings within the same building (PR01)
- Immediately adjacent residences

These are not abstract "urban receivers"—they are people sleeping above a fast-food venue operating until 2am on weekends.

High traffic noise doesn't eliminate sensitivity to discrete events—door slams, voices, waste trucks—that dominate late-night periods. The NPI requires amenity assessment based on actual use and sensitivity, not just traffic presence.

2.2 Background Noise Data Manipulation

Table C1 (Appendix C) shows the quietest nights measured 47 dBA (Monday/Tuesday) but these were excluded from the final calculation. The adopted Night RBL is 53 dBA—a 6 dB inflation that allows correspondingly higher project noise.

This is cherry-picking data to manufacture compliance. Lower RBL means stricter criteria means more protective assessment. By excluding quiet periods, the applicant increased allowable noise by 6 dB.

2.3 Assessment Averages Noise Over 15 Minutes

The assessment uses LAeq(15min) when individual events cause arousal and sleep fragmentation. Research shows maximum noise levels and event frequency predict sleep disturbance better than averaged metrics (Basner & McGuire, 2018).

Residents don't experience spreadsheets—they experience disruption. A door slam averaging to "compliance" over 15 minutes still wakes people up.

2.4 Human Behavioural Noise Completely Excluded

Table 2 (p.9) lists assessed noise sources:

- Pedestrian Customers
- Mechanical Plant
- Internal Trading
- Deliveries
- Waste Collection

What's excluded:

- Patron conversations and shouting (especially late-night)
- Queue noise on footpath
- Music from inside venue
- Delivery rider conversations and phone calls
- Loitering and antisocial behaviour
- Arguments and altercations
- Intoxicated patrons at 2am closing

Human voices are particularly intrusive due to speech intelligibility—they cannot be "tuned out" like traffic. McDonald's at 2am is a congregation point for intoxicated people leaving pubs and bars. The Plan of Management states no outdoor seating, meaning people congregate on the footpath.

This is deliberate omission of the most annoying noise source.

2.5 Maximum Noise Assessment Unrealistically Narrow

Table 18 (p.32) models sleep disturbance using only "door slams."

This excludes:

- Raised voices and group behaviour
- Multiple car doors repeatedly opening/closing
- Engine idling and acceleration
- Waste bin movements and metal impacts
- Mechanical plant cycling at night
- Delivery truck reversing alarms (100+ dBA at source)
- Waste truck compactors (95+ dBA)
- Glass bottle impacts in recycling bins
- Patron shouting at 2am closing

One door slam doesn't represent cumulative sleep disturbance from multiple events throughout the night. Where is assessment of patron dispersal noise at 2am?

2.6 Delivery and Waste Noise Understated

Table 16 (p.30) models one delivery event. But the Loading Service Management Plan shows:

- 3 main deliveries/week (40 minutes each)
- 4 bread deliveries/week (15 minutes each)
- 4 milk deliveries/week (15 minutes each)
- 2 oil replacements/month (30-60 minutes each)
- **Total: 13 deliveries per week**

What about cumulative impact? 40-minute deliveries with ramps, trolleys, and loading on King Street's pedestrian thoroughfare during 8am-3pm peak hours.

Table 17 (p.31) models one waste collection. But the Waste Management Plan shows 6 collections per week (garbage, food waste, recyclables x2 each). What about cumulative impact of daily waste truck activity on Brown Lane?

2.7 Modelling Assumes "Unlikely Coincidence" While Approving Worst-Case Operations

The report states (p.29):

"The coincidence of all plant occurring onsite simultaneously for an entire 15-minute period is unlikely."

Yet the application seeks approval for:

- Trading until 2am
- Continuous mechanical plant
- Late-night patron movement
- Waste collection into evening
- Daily deliveries

This is not hypothetical overlap—this is predictable operational pattern, especially on weekends. The assessment excludes cumulative impacts, averages noise over 15 minutes, and treats each activity as isolated.

This is how you technically comply while practically disturbing sleep.

2.8 Compliance Is Conditional on Unverified Mitigation

The conclusion (p.37) states compliance is achieved "once noise controls for the proposal are implemented."

The required "controls":

- AC plant "surrounded by impervious acoustic screen extending minimum 600mm above unit"
- Refrigeration units "screened to north and east"
- Screens "assumed to be constructed of materials with minimum density of 10kg/m²"

These acoustic screens are not shown in architectural plans DA15 (Roof Plan) or DA30 (Section). The assessment is based on "assumptions"—screens "assumed to be constructed."

This is hypothetical compliance: "it will comply IF we build screens we haven't designed yet."

2.9 Construction Noise Violations Admitted Then Dismissed

Table 19 (p.33) predicts:

- **Receiver PR01: 88 dBA** (management level: 66 dBA) = **22 dB exceedance**
- **Receiver R09: 83 dBA** (management level: 66 dBA) = **17 dB exceedance**
- **11 of 21 receivers exceed construction noise limits**

PR01 is the apartment in the same building owned by McDonald's landlord. If the landlord's own apartment experiences 88 dBA, what about other residents?

The response (Section 8, p.35) offers only generic "recommendations":

- "Toolbox and induction of personnel"
- "Where possible use mobile screens"
- "Selection of quietest suitable machinery"

These are aspirational wishes, not enforceable controls. A 22 dB exceedance cannot be mitigated through voluntary measures. Prolonged construction noise causes anxiety, cognitive impairment, and learned helplessness (Stansfeld & Matheson, 2003).

How can Council approve development that openly predicts unlawful construction noise impacts?

Every table ends with compliance ticks. But the NPI is explicit: meeting trigger levels does not mean impacts are acceptable.

Residual impacts must be considered, especially where:

- Hours extend to 2am when residents are sleeping
- Receivers are directly above or adjacent
- The use is discretionary commercial development, not essential infrastructure

A McDonald's trading until 2am is not a neutral land use in Newtown. The report equates technical compliance with planning merit, contrary to the NPI's intent and broader amenity considerations under the EP&A Act.

3. VULNERABLE POPULATIONS IGNORED

The surrounding area includes **families with children, elderly residents, and shift workers** requiring daytime sleep. Sleep disruption impairs children's cognitive development and emotional regulation (Astill et al., 2012). Elderly populations have increased noise sensitivity (Zepelin et al., 2005). Shift workers need protected daytime sleep—any disruption exacerbates health risks from circadian misalignment.

Environmental stressors don't occur in isolation. Residents already manage traffic, urban density, and commercial activity. Adding late-night fast-food operations with associated noise, loitering, and antisocial behaviour represents cumulative burden that exceeds adaptive capacity (Evans, 2003).

None of these vulnerabilities are considered in the application.

4. DCP COMPLIANCE TABLE - SYSTEMATIC MISREPRESENTATION

The DCP Compliance Table (TrimDownload_wlXVdTd3.PDF) contains pervasive false claims of compliance.

4.1 Site Amalgamation - Direct Violation Marked "Compliant"

DCP Section 2.3.3(j): "Discourage site amalgamation"

Applicant's response (p.2):

"The site requires the amalgamation of lots 2 and 3 of DP65247 to adequately fit the operations."

Compliance: Y

They openly admit amalgamating two lots, yet mark it "compliant" against a control that says "discourage." If amalgamation is required, the site is unsuitable. The DCP discourages amalgamation to prevent large-format commercial operations overwhelming small heritage shopfronts.

4.2 Bicycle Parking - Non-Compliance Disguised as "Justified"

DCP Section 3.11.3 requires:

- 1 staff space + 4 visitor spaces = **5 spaces total**

Applicant provides:

- 1 staff space inside building + 0 visitor spaces = **1 space total**
- **Compliance: N, Justified**

Their "justification" (p.10-11):

"The 8 existing bike parks on the adjoining footpath have minimal use and therefore can be used by customers"

Public footpath bike racks are not McDonald's on-site provision. The DCP explicitly requires **on-site** bicycle parking. "Minimal use" means those racks already serve other businesses. With delivery riders (Uber Eats, Menulog, DoorDash) expected to service this location, public racks will be fully occupied.

4.3 Waste Collection - On-Street Collection Marked "Compliant"

DCP Section 3.11.13 establishes order of preference:

1. In building's basement
2. At grade within building
3. Off-street within premises

Applicant's response (p.12-13):

"Waste collection...will be collected from Brown Lane"

Compliance: Y

Brown Lane is a public laneway, not within premises. The applicant admits using the least preferred option while marking it "compliant." The DCP states this option requires demonstrating why preferred options are "unreasonable." **The applicant has not demonstrated this.** This proves the site is inadequate.

4.4 Bulky Waste - False Claim of Zero Generation

DCP Section 3.14.3(4) (p.17):

"Development is to include separate space...for storage and management of bulky waste"

Applicant's response:

"No bulky waste will be generated by the proposed operation."

Compliance: NA

Every commercial operation generates bulky waste:

- Broken equipment (fryers, refrigerators, HVAC)

- Packaging materials (delivery crates, pallets)
- Renovation/maintenance waste
- Furniture replacement
- Failed signage

Claiming McDonald's generates zero bulky waste is demonstrably false. This is identical to the false claim in the Waste Management Plan. This is deliberate misrepresentation to avoid providing required space.

4.5 Multiple Signage Violations Marked "Justified"

Under-awning sign height (p.30):

- Required: 2.6m clearance
- Provided: 2.59m (1cm non-compliant)
- **Compliance: N, justified**
- "Justification": "consistent with other signage in the area"

Number of facade signs (p.35):

- **DCP:** "not to exceed one per premises"
- **Provided:** Multiple signs
- **Compliance: N, justified**
- "Justification": "Many buildings on King Street" have multiple signs

Heritage Colour Scheme (p.36):

- **DCP:** "Colours to complement Heritage Colour Scheme for King Street"
- **Provided:** McDonald's red and yellow
- **Compliance: N, justified**
- "Justification": "There are many surrounding sites that do not follow the Heritage Colour Scheme"

"Other people violate the rules" is not planning justification. McDonald's red and yellow golden arches are fundamentally incompatible with Victorian heritage colors. The Heritage Colour Scheme exists precisely to prevent corporate homogenisation.

Illuminated signage (p.33-34):

DCP 3.16.11(9) permits internally illuminated signage only where:

1. It reconstructs original significant sign, OR
2. Illumination is significant to heritage area, OR
3. It's low voltage through cut-out lettering in high quality metal

None of these criteria are met. The applicant's "justification" is circular: "The signage prescribed by the control would be inconsistent with the established character."

That's not how DCP controls work. You comply or you're non-compliant.

4.6 Existing Signage Replacement Loophole

Throughout signage sections (p.28, 30, 34, 35), the applicant claims:

"Existing signbox to be replaced. In accordance with Clause 3.16.3(1), approval is not required to replace the content of this signage."

DCP 3.16.2(1) applies to minor text changes to existing approved signs—not wholesale replacement with different corporate branding, size, illumination, and design. Replacing a Richardson & Wrench real estate sign

with McDonald's golden arches is **new signage requiring full assessment**, not "content change."

4.7 Missing Documents - Incomplete Application

I note that the following referenced document is missing from the publicly exhibited application at the time of writing this objection:

RD/2022/27 - Air Quality Assessment - Appendix H - Odour Assessment - 212-214 King Street, Newtown.pdf

This document is referenced in the application materials but has not been made available for public review. Odour assessment is critical for evaluating amenity impacts of commercial kitchen operations in dense residential areas. Kitchen exhaust, grease, and cooking odours are significant concerns for adjacent residents, particularly those in shop-top housing and the apartment within the same building.

Council cannot properly assess this application without all supporting documents being publicly exhibited. The absence of the Odour Assessment prevents meaningful community engagement and informed objection.

5. FLOOR PLAN - FUNDAMENTAL DESIGN FLAWS

The proposed ground floor plan (DA11) reveals spatial inadequacies proving site unsuitability.

5.1 Only One Toilet for High-Volume Restaurant

Plan DA10 shows no existing WC/toilet. The current tenancies are small-scale retail/office uses with minimal patron numbers.

Plan DA11 proposes to add ONE toilet (WC) in the back-of-house area to serve:

- 20 internal seats
- Takeaway customers
- Delivery riders
- Staff working 7am-2am shifts

One toilet is grossly inadequate and likely non-compliant with Building Code of Australia Table D3.2 which requires sanitary facilities based on floor area and occupancy type.

Moreover, the toilet is located in the back-of-house area with no clear customer access path shown. How do customers reach this toilet without walking through or past food preparation areas, violating Food Safety Standards 3.2.3 requiring separation of customer circulation and food preparation zones?

The applicant cannot claim this is an "existing building constraint"—they are creating a new use that triggers new requirements.

5.2 Kitchen Dominates Floor Space - Backwards Design

Dimensions from DA11:

- **KITCHEN: 11,855mm** (nearly 12 meters)
- **DINING AREA: 7,255mm** (just over 7 meters)
- **CAFÉ: 6,915mm** (just under 7 meters)

The kitchen occupies nearly half the ground floor. This is backwards for a restaurant and demonstrates the site is too small for McDonald's industrial-scale operations.

DCP Section 3.15.3(i) requires consideration of "size and patron capacity." This plan shows **kitchen-dominant, customer-minimal design**—proving the site cannot accommodate both food production and customer amenity.

5.3 Bi-Fold Window - Delivery Entrance Violates Food Safety

Plan shows:

- "BI-FOLD WINDOW 2230" at front of building
- "PROPOSED OPERABLE SHOPFRONT (FRAMELESS BI-FOLD)"

This is the delivery entrance that opens for 40-minute delivery periods. The Food Safety Compliance Report required **"tight-fitting solid self-closing doors"** to prevent pest entry.

How is a bi-fold window that stays open for 40 minutes "tight-fitting and self-closing"? This is a deliberate food safety violation disguised as an architectural feature.

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The plan shows:

- Four 240L bins inside premises near kitchen
- One 660L UCO (Used Cooking Oil) bin
- No separate waste storage room

DCP Section 3.14.3(4) requires "separate space...for storage and management of bulky waste." Waste bins should be in dedicated waste room, not inside kitchen/café. This creates odour, pest, and hygiene issues.

5.5 No Accessible Toilet Facilities Shown

The single WC appears standard size with no indication of:

- Accessible door width (≥ 850 mm clear)
- Circulation space for wheelchair (≥ 1500 mm turning circle)
- Accessible fixtures (grab rails, basin height)

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Plan shows "FRIDGE" and "FREEZER" rooms at rear appearing to require walking through active kitchen prep area. Delivery staff bringing stock must walk through the kitchen during busy service periods—creating cross-contamination risk.

6. HERITAGE IMPACTS MINIMISED

The Heritage Impact Statement minimises impacts on the North Newtown Heritage Conservation Area.

6.1 Central Dividing Wall Demolition

Plan DA10 shows removal of the central dividing wall between two shop tenancies at 212 and 214 King Street. **The building was purpose-built as two separate shops in 1884-1885.** Demolishing this 140-year-old dividing wall destroys the historic layout and commercial configuration. The Heritage report claimed columns would be retained as "evidence"—but columns are not evidence if the wall is gone.

This is not the "reversible" alteration the Heritage report claimed.

6.2 Mechanical Exhaust Enclosure Not "Obscured"

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Plans DA15 (Roof), DA30 (Section), and DA40 (3D View) prove otherwise:

- Enclosure is significantly taller than roof level
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Industrial kitchen exhaust for McDonald's will be substantial and visually intrusive on heritage streetscape.

6.3 Corporate Branding Incompatible with Heritage Character

McDonald's red and yellow golden arches, internally illuminated signage, and multiple facade signs are fundamentally incompatible with the Heritage Colour Scheme for King Street, which exists precisely to prevent such corporate homogenisation of Victorian streetscape character.

7. LATE-NIGHT TRADING AND CRIME IMPACTS

The applicant seeks 7am-2am trading Friday/Saturday in a dense residential area.

7.1 "Surveillance" Claim Reverses Cause and Effect

The DCP Compliance Table claims (p.21) the proposal will "contribute to the level of surveillance of the area throughout the day and late night trade period."

This reverses cause and effect. Late-night fast-food venues don't prevent crime—they attract it. NSW Bureau of Crime Statistics and Research data consistently shows:

- Fast-food venues operating past midnight are hotspots for assault, particularly Friday/Saturday 12am-3am
- Alcohol-related violence clusters around late-night food outlets where intoxicated people congregate
- "Passive surveillance" at 2am is not the same as "eyes on the street" during business hours

The application lists nearby venues (p.19):

- Broaster Chicken: 3am closing
- Grill Masterz: 5am closing
- KFC: 2am closing

This creates a late-night precinct where people move between venues, generating persistent foot traffic and congregation from 10pm-5am. This is not surveillance—it's concentration of alcohol-affected behaviour in a residential area.

Moreover:

- **No outdoor seating** (per Plan of Management) means patron congregation on public footpath
- **Surrounding businesses closed** at 2am—McDonald's creates isolated activity hub
- **Residential receivers** experience crime displacement: noise, loitering, property damage, intimidation
- **CCTV doesn't prevent crime**, it records it

The premise that McDonald's "enhances safety" through late trading is contradicted by crime data, policing experience, and Liquor & Gaming NSW documentation of late-night food outlet issues.

7.2 Concentration of Late-Night Venues

DCP 3.15.3(j) requires consideration of:

"impact of the premises on the mix, diversity and possible concentration of late night uses in the locality"

Rather than justifying late trading, the nearby venues demonstrate concentration of late-night uses—exactly what the DCP seeks to prevent. "Other operators do it" is not planning justification.

7.3 Trial Period Places Burden on Residents

Hours beyond base hours (11pm-2am Friday/Saturday) are subject to trial period (p.22).

Trial periods are meant for borderline cases in appropriate locations—not to test whether unsuitable developments cause predicted harm. If approved, residents must endure impacts during a 1-year trial before seeking review. This places burden of proof on affected residents rather than the applicant.

8. TRAFFIC, WASTE, AND SERVICE MANAGEMENT

8.1 Loading Zone on King Street - Peak Hour Conflicts

The Loading Service Management Plan proposes:

- 3 main deliveries/week (40 minutes each)
- 4 bread deliveries/week (15 minutes each)
- 4 milk deliveries/week (15 minutes each)
- **All using King Street loading zone 8am-3pm**

King Street during these hours is:

- High pedestrian traffic
- Bus route
- Cycling corridor
- Active commercial strip

40-minute deliveries with ramps, trolleys, and loading create:

- Footpath obstruction
- Pedestrian safety hazards
- Noise during business hours
- Traffic conflicts

8.2 Waste Collection on Brown Lane - Residential Impacts

Six waste collections per week on Brown Lane:

- 2 x general waste
- 2 x food/organic waste
- 2 x recycling

Brown Lane is:

- Narrow residential laneway
- Bounded by Heritage Item I961
- Access for existing residential properties
- Not designed for commercial waste operations

Waste truck access, reversing alarms, bin movements, and compactor noise will severely impact residents.

8.3 Delivery Riders - Unassessed Impact

The application is silent on delivery service aggregators (Uber Eats, Menulog, DoorDash). Modern McDonald's operations generate significant delivery rider traffic:

- Motorcycles and scooters idling
- Riders congregating on footpath
- Additional waste (packaging)
- Bicycle parking demand
- Late-night activity

None of this is assessed in traffic, noise, or amenity studies.

9. SITE FUNDAMENTALLY UNSUITABLE

The cumulative evidence proves **this site cannot accommodate McDonald's operations while meeting basic planning, amenity, and safety standards:**

Spatial Inadequacy

- Site area: 275.45m² (too small)
- Ground floor: 199.487m² (kitchen dominates at 11.8m)
- Required amalgamation of two heritage shops (DCP discourages)
- Only one toilet for high-volume restaurant
- No separate waste storage room
- Inadequate bicycle parking (1 of 5 required)
- No space for bulky waste storage

Food Safety Conflicts

- Bi-fold window delivery entrance violates tight-fitting door requirement
- Customer toilet access compromises food preparation separation
- Waste bins inside premises create hygiene risks
- Delivery traffic through active kitchen creates cross-contamination risk

Heritage Impacts

- Demolition of 140-year-old dividing wall destroys historic configuration
- Rooftop mechanical enclosure visually intrudes on streetscape
- Corporate signage incompatible with Heritage Colour Scheme
- Site amalgamation undermines small-scale heritage shopfront character

Amenity Impacts

- Construction noise: 88 dBA at residential receiver (22 dB over limit)
- Operational noise classification manipulated to inflate allowable limits
- Late-night trading until 2am in dense residential area
- Waste collection impacts on Brown Lane residents
- Deliveries on King Street footpath during peak hours
- Concentration of late-night venues in locality

10. CONCLUSION

From a health perspective: This proposal creates foreseeable harm through chronic sleep disruption, construction noise violations, cumulative stressors, and disproportionate impacts on vulnerable populations (children, elderly, shift workers). The acoustic assessment prioritises averaged compliance metrics over lived experience.

From a planning perspective: The application systematically misrepresents DCP compliance, the site is spatially inadequate (requiring amalgamation, lacking basic facilities), heritage impacts are understated, the floor plan reveals design incompatible with food safety and accessibility, and the crime/safety claims reverse cause and effect.

The acoustic assessment treats compliance as the same thing as acceptability. Meeting technical triggers doesn't mean impacts are tolerable—especially where hours extend to 2am, receivers are directly adjacent, and the use is discretionary commercial development, not essential infrastructure.

This is not a case of minor non-compliances that can be resolved. These are fundamental inadequacies proving the site cannot accommodate the proposed use while meeting statutory requirements.

I hope that Council will consider cumulative impacts of late-night venue concentration in this locality and refuse this application on grounds of residential amenity, heritage impacts, spatial inadequacy, and systematic misrepresentation. **This application should be refused.** The site cannot accommodate McDonald's operations while protecting residential amenity, heritage values, and public health.

Yours Sincerely,
Dr Michaela Davies
29 Hordern Street Newtown 2042
22/01/2026

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OBJECTION TO DEVELOPMENT APPLICATION D/2025/585

212-214 King Street, Newtown NSW 2042

To Whom It May Concern:

I object to this application as a psychologist working in the area and a local resident. The proposed McDonald's, trading until 2am on weekends in a dense residential area, will cause demonstrable harm that the application systematically misrepresents.

1. SLEEP DISRUPTION AND HEALTH IMPACTS

The WHO Environmental Noise Guidelines establish that night noise above 40 dB causes adverse health effects. The research is unequivocal: nocturnal noise fragments sleep architecture even when people don't fully wake (Basner et al., 2014). Chronic exposure activates stress pathways, increasing cortisol, blood pressure, and cardiovascular disease risk (Münzel et al., 2018). Environmental noise also increases psychiatric medication use and mental health service utilisation (Halperin, 2014).

This application proposes 2am closing on Friday and Saturday—when residents are sleeping. Patron dispersal, raised voices, vehicle movements, and mechanical plant will cause the intermittent, impulsive noise events proven to fragment sleep.

2. THE NOISE ASSESSMENT IS FLAWED

The Muller Acoustic Noise Assessment (TrimDownload_g1EzGkXt.PDF) manipulates classifications and excludes critical impacts to manufacture compliance.

2.1 "Urban Noise" Classification Normalizes Harm

The report classifies all residential receivers as "Urban" (Table 9, p.21) to inflate allowable noise limits by 5 dB over suburban classification. This is a blunt misuse of the NPI.

The receivers include:

- Shop-top apartments
- Dwellings within the same building (PR01)
- Immediately adjacent residences

These are not abstract "urban receivers"—they are people sleeping above a fast-food venue operating until 2am on weekends.

High traffic noise doesn't eliminate sensitivity to discrete events—door slams, voices, waste trucks—that dominate late-night periods. The NPI requires amenity assessment based on actual use and sensitivity, not just traffic presence.

2.2 Background Noise Data Manipulation

Table C1 (Appendix C) shows the quietest nights measured 47 dBA (Monday/Tuesday) but these were excluded from the final calculation. The adopted Night RBL is 53 dBA—a 6 dB inflation that allows correspondingly higher project noise.

This is cherry-picking data to manufacture compliance. Lower RBL means stricter criteria means more protective assessment. By excluding quiet periods, the applicant increased allowable noise by 6 dB.

2.3 Assessment Averages Noise Over 15 Minutes

The assessment uses LAeq(15min) when individual events cause arousal and sleep fragmentation. Research shows maximum noise levels and event frequency predict sleep disturbance better than averaged metrics (Basner & McGuire, 2018).

Residents don't experience spreadsheets—they experience disruption. A door slam averaging to "compliance" over 15 minutes still wakes people up.

2.4 Human Behavioural Noise Completely Excluded

Table 2 (p.9) lists assessed noise sources:

- Pedestrian Customers
- Mechanical Plant
- Internal Trading
- Deliveries
- Waste Collection

What's excluded:

- Patron conversations and shouting (especially late-night)
- Queue noise on footpath
- Music from inside venue
- Delivery rider conversations and phone calls
- Loitering and antisocial behaviour
- Arguments and altercations
- Intoxicated patrons at 2am closing

Human voices are particularly intrusive due to speech intelligibility—they cannot be "tuned out" like traffic. McDonald's at 2am is a congregation point for intoxicated people leaving pubs and bars. The Plan of Management states no outdoor seating, meaning people congregate on the footpath.

This is deliberate omission of the most annoying noise source.

2.5 Maximum Noise Assessment Unrealistically Narrow

Table 18 (p.32) models sleep disturbance using only "door slams."

This excludes:

- Raised voices and group behaviour
- Multiple car doors repeatedly opening/closing
- Engine idling and acceleration
- Waste bin movements and metal impacts
- Mechanical plant cycling at night
- Delivery truck reversing alarms (100+ dBA at source)
- Waste truck compactors (95+ dBA)
- Glass bottle impacts in recycling bins
- Patron shouting at 2am closing

One door slam doesn't represent cumulative sleep disturbance from multiple events throughout the night. Where is assessment of patron dispersal noise at 2am?

2.6 Delivery and Waste Noise Understated

Table 16 (p.30) models one delivery event. But the Loading Service Management Plan shows:

- 3 main deliveries/week (40 minutes each)
- 4 bread deliveries/week (15 minutes each)
- 4 milk deliveries/week (15 minutes each)
- 2 oil replacements/month (30-60 minutes each)
- **Total: 13 deliveries per week**

What about cumulative impact? 40-minute deliveries with ramps, trolleys, and loading on King Street's pedestrian thoroughfare during 8am-3pm peak hours.

Table 17 (p.31) models one waste collection. But the Waste Management Plan shows 6 collections per week (garbage, food waste, recyclables x2 each). What about cumulative impact of daily waste truck activity on Brown Lane?

2.7 Modelling Assumes "Unlikely Coincidence" While Approving Worst-Case Operations

The report states (p.29):

"The coincidence of all plant occurring onsite simultaneously for an entire 15-minute period is unlikely."

Yet the application seeks approval for:

- Trading until 2am
- Continuous mechanical plant

- Late-night patron movement
- Waste collection into evening
- Daily deliveries

This is not hypothetical overlap—this is predictable operational pattern, especially on weekends. The assessment excludes cumulative impacts, averages noise over 15 minutes, and treats each activity as isolated.

This is how you technically comply while practically disturbing sleep.

2.8 Compliance Is Conditional on Unverified Mitigation

The conclusion (p.37) states compliance is achieved "once noise controls for the proposal are implemented."

The required "controls":

- AC plant "surrounded by impervious acoustic screen extending minimum 600mm above unit"
- Refrigeration units "screened to north and east"
- Screens "assumed to be constructed of materials with minimum density of 10kg/m²"

These acoustic screens are not shown in architectural plans DA15 (Roof Plan) or DA30 (Section). The assessment is based on "assumptions"—screens "assumed to be constructed."

This is hypothetical compliance: "it will comply IF we build screens we haven't designed yet."

2.9 Construction Noise Violations Admitted Then Dismissed

Table 19 (p.33) predicts:

- **Receiver PR01: 88 dBA** (management level: 66 dBA) = **22 dB exceedance**
- **Receiver R09: 83 dBA** (management level: 66 dBA) = **17 dB exceedance**
- **11 of 21 receivers exceed construction noise limits**

PR01 is the apartment in the same building owned by McDonald's landlord. If the landlord's own apartment experiences 88 dBA, what about other residents?

The response (Section 8, p.35) offers only generic "recommendations":

- "Toolbox and induction of personnel"
- "Where possible use mobile screens"
- "Selection of quietest suitable machinery"

These are aspirational wishes, not enforceable controls. A 22 dB exceedance cannot be mitigated through voluntary measures. Prolonged construction noise causes anxiety, cognitive impairment, and learned helplessness (Stansfeld & Matheson, 2003).

How can Council approve development that openly predicts unlawful construction noise impacts?

Every table ends with compliance ticks. But the NPI is explicit: meeting trigger levels does not mean impacts are acceptable.

Residual impacts must be considered, especially where:

- Hours extend to 2am when residents are sleeping
- Receivers are directly above or adjacent
- The use is discretionary commercial development, not essential infrastructure

A McDonald's trading until 2am is not a neutral land use in Newtown. The report equates technical compliance with planning merit, contrary to the NPI's intent and broader amenity considerations under the EP&A Act.

3. VULNERABLE POPULATIONS IGNORED

The surrounding area includes **families with children, elderly residents, and shift workers** requiring daytime sleep. Sleep disruption impairs children's cognitive development and emotional regulation (Astill et al., 2012). Elderly populations have increased noise sensitivity (Zepelin et al., 2005). Shift workers need protected daytime sleep—any disruption exacerbates health risks from circadian misalignment.

Environmental stressors don't occur in isolation. Residents already manage traffic, urban density, and commercial activity. Adding late-night fast-food operations with associated noise, loitering, and antisocial behaviour represents cumulative burden that exceeds adaptive capacity (Evans, 2003).

None of these vulnerabilities are considered in the application.

4. DCP COMPLIANCE TABLE - SYSTEMATIC MISREPRESENTATION

The DCP Compliance Table (TrimDownload_wlXVdTd3.PDF) contains pervasive false claims of compliance.

4.1 Site Amalgamation - Direct Violation Marked "Compliant"

DCP Section 2.3.3(j): "Discourage site amalgamation"

Applicant's response (p.2):

"The site requires the amalgamation of lots 2 and 3 of DP65247 to adequately fit the operations."

Compliance: Y

They openly admit amalgamating two lots, yet mark it "compliant" against a control that says "discourage." If amalgamation is required, the site is unsuitable. The DCP discourages amalgamation to prevent large-format commercial operations overwhelming small heritage shopfronts.

4.2 Bicycle Parking - Non-Compliance Disguised as "Justified"

DCP Section 3.11.3 requires:

- 1 staff space + 4 visitor spaces = **5 spaces total**

Applicant provides:

- 1 staff space inside building + 0 visitor spaces = **1 space total**
- **Compliance: N, Justified**

Their "justification" (p.10-11):

"The 8 existing bike parks on the adjoining footpath have minimal use and therefore can be used by customers"

Public footpath bike racks are not McDonald's on-site provision. The DCP explicitly requires **on-site** bicycle parking. "Minimal use" means those racks already serve other businesses. With delivery riders (Uber Eats, Menulog, DoorDash) expected to service this location, public racks will be fully occupied.

4.3 Waste Collection - On-Street Collection Marked "Compliant"

DCP Section 3.11.13 establishes order of preference:

1. In building's basement
2. At grade within building
3. Off-street within premises

Applicant's response (p.12-13):

"Waste collection...will be collected from Brown Lane"

Compliance: Y

Brown Lane is a public laneway, not within premises. The applicant admits using the least preferred option while marking it "compliant." The DCP states this option requires demonstrating why preferred options are "unreasonable."

The applicant has not demonstrated this. This proves the site is inadequate.

4.4 Bulky Waste - False Claim of Zero Generation

DCP Section 3.14.3(4) (p.17):

"Development is to include separate space...for storage and management of bulky waste"

Applicant's response:

"No bulky waste will be generated by the proposed operation."

Compliance: NA

Every commercial operation generates bulky waste:

- Broken equipment (fryers, refrigerators, HVAC)
- Packaging materials (delivery crates, pallets)
- Renovation/maintenance waste
- Furniture replacement
- Failed signage

Claiming McDonald's generates zero bulky waste is demonstrably false. This is identical to the false claim in the Waste Management Plan. This is deliberate misrepresentation to avoid providing required space.

4.5 Multiple Signage Violations Marked "Justified"

Under-awning sign height (p.30):

- Required: 2.6m clearance
- Provided: 2.59m (1cm non-compliant)
- **Compliance: N, justified**
- "Justification": "consistent with other signage in the area"

Number of facade signs (p.35):

- **DCP:** "not to exceed one per premises"
- **Provided:** Multiple signs
- **Compliance: N, justified**
- "Justification": "Many buildings on King Street" have multiple signs

Heritage Colour Scheme (p.36):

- **DCP:** "Colours to complement Heritage Colour Scheme for King Street"
- **Provided:** McDonald's red and yellow
- **Compliance: N, justified**
- "Justification": "There are many surrounding sites that do not follow the Heritage Colour Scheme"

"Other people violate the rules" is not planning justification. McDonald's red and yellow golden arches are fundamentally incompatible with Victorian heritage colors. The Heritage Colour Scheme exists precisely to prevent corporate homogenisation.

Illuminated signage (p.33-34):

DCP 3.16.11(9) permits internally illuminated signage only where:

1. It reconstructs original significant sign, OR
2. Illumination is significant to heritage area, OR
3. It's low voltage through cut-out lettering in high quality metal

None of these criteria are met. The applicant's "justification" is circular: "The signage prescribed by the control would be inconsistent with the established character."

That's not how DCP controls work. You comply or you're non-compliant.

4.6 Existing Signage Replacement Loophole

Throughout signage sections (p.28, 30, 34, 35), the applicant claims:

"Existing signbox to be replaced. In accordance with Clause 3.16.3(1), approval is not required to replace the content of this signage."

DCP 3.16.2(1) applies to minor text changes to existing approved signs—not wholesale replacement with different corporate branding, size, illumination, and design. Replacing a Richardson & Wrench real estate sign with McDonald's golden arches is **new signage requiring full assessment**, not "content change."

4.7 Missing Documents - Incomplete Application

I note that the following referenced document is missing from the publicly exhibited application at the time of writing this objection:

RD/2022/27 - Air Quality Assessment - Appendix H - Odour Assessment - 212-214 King Street, Newtown.pdf

This document is referenced in the application materials but has not been made available for public review. Odour assessment is critical for evaluating amenity impacts of commercial kitchen operations in dense residential areas. Kitchen exhaust, grease, and cooking odours are significant concerns for adjacent residents, particularly those in shop-top housing and the apartment within the same building.

Council cannot properly assess this application without all supporting documents being publicly exhibited. The absence of the Odour Assessment prevents meaningful community engagement and informed objection.

5. FLOOR PLAN - FUNDAMENTAL DESIGN FLAWS

The proposed ground floor plan (DA11) reveals spatial inadequacies proving site unsuitability.

5.1 Only One Toilet for High-Volume Restaurant

Plan DA10 shows no existing WC/toilet. The current tenancies are small-scale retail/office uses with minimal patron numbers.

Plan DA11 proposes to add ONE toilet (WC) in the back-of-house area to serve:

- 20 internal seats
- Takeaway customers
- Delivery riders
- Staff working 7am-2am shifts

One toilet is grossly inadequate and likely non-compliant with Building Code of Australia Table D3.2 which requires sanitary facilities based on floor area and occupancy type.

Moreover, the toilet is located in the back-of-house area with no clear customer access path shown. How do customers reach this toilet without walking through or past food preparation areas, violating Food Safety Standards 3.2.3 requiring separation of customer circulation and food preparation zones?

The applicant cannot claim this is an "existing building constraint"—they are creating a new use that triggers new requirements.

5.2 Kitchen Dominates Floor Space - Backwards Design

Dimensions from DA11:

- **KITCHEN: 11,855mm** (nearly 12 meters)
- **DINING AREA: 7,255mm** (just over 7 meters)
- **CAFÉ: 6,915mm** (just under 7 meters)

The kitchen occupies nearly half the ground floor. This is backwards for a restaurant and demonstrates the site is too small for McDonald's industrial-scale operations.

DCP Section 3.15.3(i) requires consideration of "size and patron capacity." This plan shows **kitchen-dominant, customer-minimal design**—proving the site cannot accommodate both food production and customer amenity.

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Plan shows:

- "BI-FOLD WINDOW 2230" at front of building
- "PROPOSED OPERABLE SHOPFRONT (FRAMELESS BI-FOLD)"

This is the delivery entrance that opens for 40-minute delivery periods. The Food Safety Compliance Report required **"tight-fitting solid self-closing doors"** to prevent pest entry.

How is a bi-fold window that stays open for 40 minutes "tight-fitting and self-closing"?
This is a deliberate food safety violation disguised as an architectural feature.

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The plan shows:

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- Circulation space for wheelchair (≥ 1500 mm turning circle)
- Accessible fixtures (grab rails, basin height)

How can a public restaurant in 2026 have only one non-accessible toilet? This violates Disability Discrimination Act requirements and BCA access provisions.

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NSW Bureau of Crime Statistics and Research data consistently shows:

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- Alcohol-related violence clusters around late-night food outlets where intoxicated people congregate

- "Passive surveillance" at 2am is not the same as "eyes on the street" during business hours

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- KFC: 2am closing

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- **Residential receivers** experience crime displacement: noise, loitering, property damage, intimidation
- **CCTV doesn't prevent crime**, it records it

The premise that McDonald's "enhances safety" through late trading is contradicted by crime data, policing experience, and Liquor & Gaming NSW documentation of late-night food outlet issues.

7.2 Concentration of Late-Night Venues

DCP 3.15.3(j) requires consideration of:

"impact of the premises on the mix, diversity and possible concentration of late night uses in the locality"

Rather than justifying late trading, the nearby venues demonstrate concentration of late-night uses—exactly what the DCP seeks to prevent. "Other operators do it" is not planning justification.

7.3 Trial Period Places Burden on Residents

Hours beyond base hours (11pm-2am Friday/Saturday) are subject to trial period (p.22).

Trial periods are meant for borderline cases in appropriate locations—not to test whether unsuitable developments cause predicted harm. If approved, residents must endure impacts during a 1-year trial before seeking review. This places burden of proof on affected residents rather than the applicant.

8. TRAFFIC, WASTE, AND SERVICE MANAGEMENT

8.1 Loading Zone on King Street - Peak Hour Conflicts

The Loading Service Management Plan proposes:

- 3 main deliveries/week (40 minutes each)
- 4 bread deliveries/week (15 minutes each)
- 4 milk deliveries/week (15 minutes each)
- **All using King Street loading zone 8am-3pm**

King Street during these hours is:

- High pedestrian traffic
- Bus route
- Cycling corridor
- Active commercial strip

40-minute deliveries with ramps, trolleys, and loading create:

- Footpath obstruction
- Pedestrian safety hazards
- Noise during business hours
- Traffic conflicts

8.2 Waste Collection on Brown Lane - Residential Impacts

Six waste collections per week on Brown Lane:

- 2 x general waste
- 2 x food/organic waste
- 2 x recycling

Brown Lane is:

- Narrow residential laneway
- Bounded by Heritage Item I961
- Access for existing residential properties
- Not designed for commercial waste operations

Waste truck access, reversing alarms, bin movements, and compactor noise will severely impact residents.

8.3 Delivery Riders - Unassessed Impact

The application is silent on delivery service aggregators (Uber Eats, Menulog, DoorDash). Modern McDonald's operations generate significant delivery rider traffic:

- Motorcycles and scooters idling

- Riders congregating on footpath
- Additional waste (packaging)
- Bicycle parking demand
- Late-night activity

None of this is assessed in traffic, noise, or amenity studies.

9. SITE FUNDAMENTALLY UNSUITABLE

The cumulative evidence proves **this site cannot accommodate McDonald's operations while meeting basic planning, amenity, and safety standards:**

Spatial Inadequacy

- Site area: 275.45m² (too small)
- Ground floor: 199.487m² (kitchen dominates at 11.8m)
- Required amalgamation of two heritage shops (DCP discourages)
- Only one toilet for high-volume restaurant
- No separate waste storage room
- Inadequate bicycle parking (1 of 5 required)
- No space for bulky waste storage

Food Safety Conflicts

- Bi-fold window delivery entrance violates tight-fitting door requirement
- Customer toilet access compromises food preparation separation
- Waste bins inside premises create hygiene risks
- Delivery traffic through active kitchen creates cross-contamination risk

Heritage Impacts

- Demolition of 140-year-old dividing wall destroys historic configuration
- Rooftop mechanical enclosure visually intrudes on streetscape
- Corporate signage incompatible with Heritage Colour Scheme
- Site amalgamation undermines small-scale heritage shopfront character

Amenity Impacts

- Construction noise: 88 dBA at residential receiver (22 dB over limit)
- Operational noise classification manipulated to inflate allowable limits
- Late-night trading until 2am in dense residential area
- Waste collection impacts on Brown Lane residents
- Deliveries on King Street footpath during peak hours
- Concentration of late-night venues in locality

10. CONCLUSION

From a health perspective: This proposal creates foreseeable harm through chronic sleep disruption, construction noise violations, cumulative stressors, and disproportionate impacts on vulnerable populations (children, elderly, shift workers). The acoustic assessment prioritises averaged compliance metrics over lived experience.

From a planning perspective: The application systematically misrepresents DCP compliance, the site is spatially inadequate (requiring amalgamation, lacking basic facilities), heritage impacts are understated, the floor plan reveals design incompatible with food safety and accessibility, and the crime/safety claims reverse cause and effect.

The acoustic assessment treats compliance as the same thing as acceptability. Meeting technical triggers doesn't mean impacts are tolerable—especially where hours extend to 2am, receivers are directly adjacent, and the use is discretionary commercial development, not essential infrastructure.

This is not a case of minor non-compliances that can be conditioned. These are fundamental inadequacies proving the site cannot accommodate the proposed use while meeting statutory requirements.

I request that Council:

1. **Refuse this application** on grounds of residential amenity, heritage impacts, spatial inadequacy, and systematic misrepresentation
2. **Obtain independent assessment** from NSW Police and Liquor & Gaming NSW regarding crime impacts
3. **Require public exhibition of all supporting documents** including:
 - Crime Risk Assessment (Appendix D)
 - **Odour Assessment (RD/2022/27 - Appendix H)** - currently missing from public exhibition
 - Any other referenced documents not currently available
4. **Consider cumulative impacts** of late-night venue concentration in this locality
5. **Reject any application that relies on conditional compliance** ("will comply IF mitigation is implemented") rather than demonstrated compliance with designed and specified controls

This application should be refused. The site cannot accommodate McDonald's operations while protecting residential amenity, heritage values, and public health.

Yours Sincerely,

Dr Michaela Davies
29 Hordern Street Newtown 2042
22/1/2026

REFERENCES

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From: Rodney McShanag <[REDACTED]> on behalf of Rodney McShanag <[REDACTED]> <Rodney McShanag <[REDACTED]>
Sent on: Thursday, January 22, 2026 9:15:06 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

No way should this application proceed , the main concern is the safety of the area plus the tendency to late night patrons to litter the area ...

Sent from my iPhone

From: Andrew Black <[REDACTED]> on behalf of Andrew Black
<[REDACTED]> <Andrew Black <[REDACTED]>

Sent on: Thursday, January 22, 2026 2:58:22 PM

To: council@cityofsydney.nsw.gov.au

Subject: We don't need a Newtown McDonald's

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I want to express concerns of putting a McDonald's in the Newtown area, it doesn't suit the people here, we already have a fast food chain that shouldn't be here I can't understand why council would assume that we want another one, especially a McDonald's. Please keep the property for a local business owner like majority of shopfronts across our beautiful and unique Newtown

Thanks,
Andrew Black

From: <[REDACTED]>
Sent on: Thursday, January 22, 2026 3:10:14 PM
To: council@cityofsydney.nsw.gov.au
Subject: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

Thank you for taking the time to read this. I am a local resident and strongly object to the proposed development of a 24/7 takeaway food and drink premises at 212-214 King Street, Newtown. The development proposed by SLR Consulting Australia threatens the character of our community, local businesses, and public wellbeing. I have read the application in detail and genuinely believe it to be deficient, and unworthy of support by the Council, for the reasons set out below.

King Street's Character must be Protected

Newtown is a unique and vibrant village with independent businesses, small bars and local restaurants. The proposed development would disrupt its character, replacing King Street's evolving identity with a standard corporate design that undermines our community. It would detract from the rich fabric of an historic and much loved precinct and the many people who find community within it.

Social and Community Impact

The Statement of Environmental Impact claims the proposed development will result in:

"a visually enhanced, efficient, and secure development which will contribute socially and economically in the local area".

This is an inflated claim for which the applicant has provided no genuine support. The implication that this development would provide a place for genuine community connection and contribute to the social fabric is both unsubstantiated and dismissive of the vibrant, existing networks that already serve this role authentically.

Introducing a McDonald's here would harm vulnerable community members, particularly school children, by promoting unhealthy dietary choices linked to fast food near schools.

The site is close to:

- Newtown Performing Arts High School
- Newtown North Primary School
- Australia Street Infants School
- Social housing areas

In the recently rejected application for a MacDonald's in Redfern, Snr Const Peter Langbein from the NSW Police identified concerns about noise and the potential for antisocial behaviour from people moving to or from other late-night premises.

Economic Impact and Market Saturation

The Statement of Environmental Impact that was submitted states:

"a large percent of patronage will come from people traveling through the area. This injects money into the local area having a widespread economic benefit."

The claim that this establishment will somehow "inject money" into a vibrant area and provide economic benefits that are widespread is disingenuous and insulting, as it would in fact divert money from established, independent businesses and threaten their viability.

This proposal threatens local businesses that contribute to Newtown's unique vibe, while operating in a harsh economic climate for small hospitality venues. There is no genuine need for this establishment at this location:

- Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.
- An existing McDonald's is only 1.7 km away in Stanmore.
- McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

McDonald's generates significant waste. The resulting mess would negatively impact the area's appearance and attract pests.

The waste management plan includes a recycling bin that is undersized for the expected volume of material. This is out of alignment with the City of Sydney Waste Strategy and Action Plan. The bin sizes also require daily collection, but the Statement of Environmental Effects says the frequency of waste will be determined once operational. There is also no distinction between business waste and customer waste, meaning customer waste will not be managed, and will lead to greatly increased waste issues in the local area.

Traffic and Amenity

The proposal does not include a location for Uber Eats delivery riders to safely park. Instead, they would be crowded on the pavement, blocking the footpath and creating hazards for pedestrians in a high footfall area, frequented by kids and elderly people. King Street is a clearway from 3pm to 7pm on the southbound side, meaning a high volume of traffic is moving through the area.

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Block pedestrian mobility in the local area.
- Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

- Supporting adaptive reuse for local, independent businesses.
- Encouraging businesses aligned with Newtown's unique and vibrant character.
- Prioritising diverse, community-focused enterprises.

Conclusion

This proposal conflicts with the community's interests and undermines the careful development of King Street. I respectfully urge the Council to reject the application.

Sincerely,

Regards

Alex Shean
Director
Shean & Partners Travel

[Redacted]
[Redacted] [W](#)

My working days are Monday - Thursday. For anything urgent outside of these days please contact our office at 02 [Redacted]. Otherwise, I will reply as soon as possible when I am back in the office.



 I acknowledge the **Gadigal Clan** of the **Eora Nation** as the Traditional Custodians of the land on which I work, live, and learn. I pay respect to the Elders, past, present, and future, for they hold the memories, the traditions, the culture, and the hopes of Aboriginal Australia.



From: Chris Rolfe <[REDACTED]> on behalf of Chris Rolfe <[REDACTED]> <Chris Rolfe <[REDACTED]>>
Sent on: Thursday, January 22, 2026 2:35:15 PM
To: council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to McDonalds RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

RD/2025/585/B - 212-214 King Street, NEWTOWN, NSW 2042

To the City of Sydney Council.

I strongly object to the DA proposal for a McDonalds on King Street.

I have lived in Newtown for 25 years and the special and unique character of King Street is based entirely on independent shops.

A McDonalds on King Street will:

Undermine the local character & Newtown's independent economy. Clem's chicken which is directly next door has been in business for 50 years, and the council should show the business some respect for the dedication this business has to its community and customers.

A McDonald's risks diluting King Street's unique, independent retail and hospitality mix, setting a precedent for further chain expansion that threatens the area's distinct cultural and small business ecosystem. There is already a KFC across the street. The Council will destroy King Street if these businesses are allowed to set a precedent.

Late-light anti-social behaviour & safety concerns. Does Newtown, the public and the local police need a late night fast food outlet – any benefit it is far outweighed by the litter, unsocial behaviour, lack of toilets, increased late night traffic etc.

The late trading hours will attract late-night loitering, noise, and intoxicated crowds, placing extra strain on local policing, security resources, and emergency services.

Fast food outlets generate significant packaging waste, especially with late-night takeaway. This puts pressure on council waste services and contributes to littering on streets already under strain from heavy foot traffic on King Street.

A McDonald's will attract additional vehicle traffic, and parking for take-aways, to a precinct designed for pedestrian flow and public transport, increasing congestion and reducing the safety and appeal of the street.

And finally, there is already a large McDonalds in Stanmore which is only a 3 min drive!

Chris Rolfe
58 Oxford Street, Newtown
[REDACTED]

From: Yzzi Elias <[REDACTED]> on behalf of Yzzi Elias <[REDACTED]> <Yzzi Elias <[REDACTED]>
Sent on: Thursday, January 22, 2026 3:35:08 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

I am a resident of this area and I strongly oppose a Mc Donald's being added to King St. There are enough fast food restaurants. McDonald's does not portray the people of newtown, nor will it benefit them. The food is terrible and the residents of the area have enough to chose from without a Mc Donald's being added to King St. King St is a place for quirky small businesses not big corporations.

Cheers.

Ysabella Schneider

From: Jessica Swanston <[REDACTED]> on behalf of Jessica Swanston
<[REDACTED]> <Jessica.Swanston@[REDACTED]>

Sent on: Thursday, January 22, 2026 11:34:26 PM

To: council@cityofsydney.nsw.gov.au

Subject: Submission opposing RD/2025/585/B - 212-214 King Street, Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir/Madam,

I am writing to formally object to the Development Application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

While I acknowledge the amended proposed trading hours of 7.00am–2.00am on Fridays and Saturdays and 7.00am–11.00pm Sunday to Thursday, the development remains inappropriate for the site and fails to satisfy key planning controls.

1. Adverse Amenity Impacts – EP&A Act s4.15(1)(b)

The proposal will result in unacceptable impacts on the surrounding locality, including:

- Late-night noise and disturbance associated with extended weekend trading to 2.00am, including customer activity, delivery riders, waste handling and cleaning.
- Increased litter and waste accumulation during late-night periods when street servicing is reduced.
- Light spill and operational noise impacting nearby residential and mixed-use properties.

Even with reduced hours on weeknights, the 2.00am weekend closing time is excessive for this location and incompatible with the prevailing amenity of King Street and adjoining residential areas

2. Inconsistency with Zone Objectives – Sydney LEP 2012 (Clause 2.3)

The B2 Local Centre zone seeks to:

- Maintain and enhance the distinctive local character of centres.
- Support uses that respond to local needs and context.

A multinational fast-food franchise operating extended late-night hours does not align with the fine-grain, independent, and culturally distinctive character that defines King Street, Newtown.

Approval would contribute to the erosion of this character and undermine the strategic intent of the zone

3. Non-compliance with Sydney DCP 2012 – Late Night Trading

Section 3.15 – Late Night Trading Management

The DCP aims to balance economic activity with residential amenity, public safety and local character. The proposed hours place the premises in a late-night trading category that requires careful justification.

The application fails to adequately demonstrate that:

- Extended trading until 2.00am on weekends can operate without unacceptable noise, safety and amenity impacts.
- Patron dispersal, delivery rider activity and waste management can be effectively controlled late at night.
- The proposal will not intensify cumulative late-night impacts in an already highly active entertainment and hospitality strip.

As such, the proposal is inconsistent with the objectives of Section 3.15.

4. Traffic, Pedestrian Safety and Public Domain Impacts – Sydney DCP 2012

Sections 3.5 and 3.6

The development does not satisfactorily address:

- Increased delivery rider activity during late-night periods.
- Footpath congestion and informal queuing.
- Potential obstruction of pedestrian movement along King Street, particularly during peak evening and weekend periods.

The absence of adequate on-site loading and management arrangements shifts operational impacts into the public domain, contrary to DCP principles prioritising pedestrian safety and amenity.

5. Economic and Social Impact on Independent Businesses –

EP&A Act s4.15(1)(c)

King Street is characterised by a concentration of small, independent food and retail operators that collectively define the area's identity and economic resilience.

The introduction of a large multinational chain with extended trading hours risks:

- Undermining the viability of local operators.

- Accelerating commercial homogenisation.
- Weakening the social and cultural fabric of the precinct.

These outcomes are not in the broader public interest.

6. Public Interest –

EP&A Act s4.15(1)(e)

The strong level of community concern reflects a clear expectation that development in Newtown should:

- Respect local character.
- Support independent businesses.
- Avoid unnecessary late-night impacts.

Approval of this proposal would set an undesirable precedent for further corporate expansion inconsistent with Council's strategic planning objectives.

Conclusion

For the reasons outlined above, the proposed development:

- Is incompatible with the character and amenity of King Street.
- Fails to comply with key provisions of the Sydney LEP 2012 and Sydney DCP 2012.
- Does not adequately mitigate late-night, traffic or public domain impacts.
- Is not in the public interest under section 4.15 of the EP&A Act.

I respectfully request that Development Application RD/2025/585/B be refused.

Kind regards,

Jessica Swanston

From: David Stringfield <[REDACTED]> on behalf of David Stringfield
<[REDACTED]> <David Stringfield <[REDACTED]>

Sent on: Friday, January 23, 2026 8:59:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I oppose the development of a McDonald's on King Street for several reason.

1. It doesn't fit the community vibe and atmosphere of Newtown as it currently stands. I think it is important to support local businesses rather than large franchises. I don't think adding the franchise will have a positive effect on other small businesses in the area.
2. There is another McDonald's close by in Stanmore.
3. McDonald's will contribute to street rubbish. Based on my experiences near the Stanmore location, almost every morning there is trash on the street around the building and the surrounding streets. This in turn enter and damages the local environment. I don't know why this happens specifically with this restaurant, but I've seen it happen.
4. I am concerned about the location and the prevalence of ebike food riders who will attend the location. Newtown and the surrounding small businesses rely on foot traffic. Ebike delivery riders pose a risk to pedestrians and themselves. Suggesting that delivery riders use a site ON King Street footpath will drastically impact safety on this section of the footpath. I often walk my dog down King Street and it can be difficult to navigate already without extra food delivery riders. At the very least, this location should NOT be allowed to use delivery services with another location in Stanmore so close by.

Thanks,
David

From: Laneikka Denne <[REDACTED]> on behalf of Laneikka Denne

<[REDACTED]> <Laneikka Denne <[REDACTED]>

Sent on: Friday, January 23, 2026 9:27:49 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B - McDonalds Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

I would like to oppose the McDonald's in Newtown proposal RD/2025/585/B for the following reasons...

- the new operating hours in the new proposal do not change that there will be increased crime in the area.
- there is not enough room for delivery drivers on king street (there would be hundreds of delivery drivers at a McDonald's it is such a hazard for pedestrians and cars in an already busy area)
- there is not enough room for delivery trucks to get into the laneway behind it and it would cause extreme congestion on the pathway for pedestrians and the laneway.

Finally.

Newtown is a local run area, a queer area where people feel safe to be who they are. This is why it is so expensive to live in Newtown because people love the vibe of the area.

McDonald's will destroy local businesses in the area which will eventually lead to house prices plummeting. The vibe of Newtown will be gone.

McDonald's will endanger queer people by the increased level of crime targeted towards queer and trans communities.

Thank you. I truly oppose this and I hope the council can think about the humans who live here, especially queer people who do not want this.

Laneikka Denne

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, January 23, 2026 9:41:48 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: NO MCDONALDS ON KING STREET

-----Original Message-----

From: Tegn Bond <[REDACTED]>
Sent: Thursday, 22 January 2026 11:54 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: NO MCDONALDS ON KING STREET

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

We don't want McDonalds in Newtown, not now not ever!

This will destroy the unique culture of Newtown, collapsing small businesses and the litter would be terrible for King Street and residents.

There would be increased crime for late night if it operates 24/7 - and threaten the safety of those in the community.

More delivery drivers in the area when there is already a McDonalds just one suburb away in Stanmore.. more accidents and deaths on KING street.

We DONT WANT IT - NO MCDONALDS IN NEWTOWN EVER PLEASE.

KEEP NEWTOWN WEIRD!!!

Tegn Bond

Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, January 23, 2026 9:44:57 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

From: Phoenix Newling <[REDACTED]>
Sent: Thursday, 22 January 2026 3:56 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This application for McDonald's in Newtown hardly addresses any issues with having the store on king street. This was draw unwanted late night activities. It promotes unhealthy eating and does not diversify food options from that which already exists on the road. Moreover, supporting a multinational company over independent stores, which king street should priorities does not work within the community fabric or feel. This also does not add anything to the street or community.

On 22 Jan 2026, at 2:05 pm, Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Applicant name:
MCDONALD'S AUSTRALIA LIMITED

Reference number:
RD/2025/585/B

Site address:
212-214 King Street, NEWTOWN NSW 2042

Proposed development:
Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **13 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing city.sydney/development-comment in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Providing feedback on development proposals

1. If you would like to comment on the proposal, you can email your feedback before the closing date at ePlanning search - cityofsydney.nsw.gov.au/development-control-plans (preferable) or by posting to City of Sydney, GPO Box 1591, Sydney NSW 2001, including the relevant application number and address. If your feedback is an objection, your reasons should be clearly given. We would like to know about the issues that are important to you.
2. City of Sydney employees assess applications against planning criteria in local planning controls and state legislation. You can view the planning controls on our website at cityofsydney.nsw.gov.au/development-control-plans.
3. We will send you a letter or email confirming we have received your feedback and will carefully consider it as part of the assessment.
4. Any feedback about this development will **not** be kept confidential and will be made completely available on the City of Sydney's website as explained in the terms and conditions of making a submission in ePlanning search.
5. If you want some or all identifying information about you to be private, instead of using ePlanning search send your feedback to council@cityofsydney.nsw.gov.au. You must include the relevant application number, and the site address in your email. Tell us what identifying information you want kept private in the first paragraph of your feedback. We will still publish your feedback but with information which may identify you withheld.
6. Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.
7. If amendments are made to the application before determination and City of Sydney employees consider these to be minor or to reduce impacts, you will not be notified again. However, we will contact you if significant changes are made to the current proposal.
8. The Local Planning Panel or the Central Sydney Planning Committee will directly determine more significant or contentious applications. The committee deals with applications valued over \$50 million. Applications that involve minor development or less complex issues will ordinarily be determined under delegation of Council, by the Director of City Planning, Development & Transport.
9. If the application is to be determined by the Local Planning Panel, City of Sydney employees will contact people who provided feedback, wherever possible. Due to the short timeframe from when an agenda is published to the meeting taking place, it is not always practical to post a letter to people who commented. We ask you to include a daytime phone number or email address, so we can contact you quickly.
10. The Local Planning Panel generally meets every second Wednesday. The Central Sydney Planning Committee generally meets every 3 weeks on Thursday evenings. The public is welcome to attend these meetings, which are held in the Council Chambers at Sydney Town Hall, 483 George Street. Contact Secretarial on 02 9265 9333 to find out the dates and times of the next meetings. You can ask to speak at committee meetings, and if this is possible, you will have three minutes to present your issues.
11. Agendas and reports for committee are generally available one week before the meeting on the City of Sydney's website, meetings.cityofsydney.nsw.gov.au. Copies are also available free of charge from our customer service centre at Town Hall House and our neighbourhood service centres in Glebe, Green Square and Kings Cross.

12. When a final decision is made about an application, we will inform everyone who gave feedback about the outcome. For development proposals determined by the Local Planning Panel or Central Sydney Planning Committee, the minutes of meetings will be available on the City of Sydney's website.
13. Should you provide feedback, if you have given a gift or made a donation to a councillor, employee or approved contractor of the City of Sydney in the past 2 years, you must include a disclosure statement with your feedback (city.sydney/disclose-donation-gift). Failure to disclose relevant information is an offence under the *Environmental Planning and Assessment Act 1979*. It is also an offence to make a false disclosure statement.
14. City of Sydney employees are available to assist you. You can talk with City of Sydney planner dealing with the application about its progress, planning controls, the possible timing of consideration by committee (if applicable) and further information on anything that is not clear from the application documents.

_____ This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

From: Melinda Futchter <MFutchter@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, January 23, 2026 9:41:05 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: OBJECTION TO RD/2025/585/B

-----Original Message-----

From: Sarah Jane Urquhart <[REDACTED]>
Sent: Thursday, 22 January 2026 11:07 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: OBJECTION TO RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.
To whom it may concern,

I am a long time resident of Newtown and unequivocally object to the development proposal lodged by McDonalds to open a store on King St.

I live very close to where the restaurant is being proposed. We already experience high levels of takeaway wrappers strewn on ours and surrounding streets. Let alone the stench that this proposed McDonalds will bring.

I was HORRIFIED when a KFC opened up in recent monthss. Firstly because these multinational restaurant chains have no place in Newtown, secondly we have SO MANY shops selling fried chicken. The lack of insight from the City of Sydney council, first for approving a KFC and now potentially a McDonalds?

Newtown, although slowly gentrifying, has always been about community, the character of that community, which is about being proudly different and diverse, and part of that diversity is small business, be it a vintage store, small bar or a food purveyor (need I point out the community love and support for CLEMS??). Take a look at the vibrancy of Enmore Road. Nearly every shopfront is a small business and the engagement and support from the community speaks volumes.

Why on earth are you entertaining a development application from McDonalds? It hardly matches the furniture of King St.

I implore you to reject this proposal. Please instead support a proposal that reflects the community and culture of King St and Newtown. We don't want and have no need for a McDonalds on our beloved King St.

--

Sarah Jane Urquhart

[REDACTED] // [REDACTED] <mailto:[REDACTED]>

From: Jed Hamilton <[REDACTED]> on behalf of Jed Hamilton <[REDACTED]> <Jed Hamilton <[REDACTED]>
Sent on: Friday, January 23, 2026 10:24:30 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillors and Planning Officers,

I am writing to formally object to the development application proposing a McDonald's restaurant on the main street of Newtown.

Newtown is widely recognised for its unique cultural identity, independent businesses, and strong local character. The introduction of a large, non-Australia multinational fast food outlet on the main street would fundamentally undermine this character and set an unwelcome precedent for further chain developments in the area and the loss of opportunity for Australian owned businesses to thrive.

My key concerns include:

- Loss of local character and identity

Newtown's main street is defined by small, locally owned businesses, diverse food offerings, and a strong creative community. A McDonald's is inconsistent with the established streetscape and would dilute what makes Newtown distinct.

- Traffic, congestion, and amenity impacts

A high-volume fast-food outlet is likely to increase pedestrian and delivery vehicle congestion, and litter. The impact of fast-food outlets on litter is already evident in Newtown. Since the opening of KFC, branded packaging is frequently found on footpaths, in gutters, and in nearby residential streets. Approving another high-volume fast-food outlet would almost certainly exacerbate this issue and place additional strain on public cleaning resources, as these businesses do not contribute to it.

Also, if late-night operation is involved, this raises further concerns regarding noise, antisocial behaviour, and safety.

- Impact on local businesses

Local hospitality venues already operate in a competitive environment. Allowing a large non-Australian corporation with vastly greater resources into this location risks displacing independent operators that contribute directly to the local economy and community.

- Inconsistency with planning objectives

The proposal appears contrary to planning principles that aim to preserve neighbourhood character, encourage diverse

local enterprise, and support walkable, human-scaled high streets.

Newtown's main street is not an appropriate location for this type of development. Once approved, the impact on the area would be difficult to reverse.

I respectfully request that Council refuse this application and prioritise developments that align with Newtown's established character and long-term community interests.

Thank you for considering my submission.

Kind regards,

Jed

Newtown, NSW

From: Karen Marsden <[REDACTED]> on behalf of Karen Marsden
<[REDACTED]> <Karen Marsden <[REDACTED]>

Sent on: Friday, January 23, 2026 11:05:41 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom It May Concern,

I would like to make an objection to the proposal of putting a McDonald's venue into King Street Newtown. There has already been a proposal for this venue to be established recently and that was rejected, so it concerns me as a local resident that we are going through this process again.

King St is a vibrant hub with a variety of shops, cafes, bars and restaurants and having another fast food outlet would detract from the uniqueness that is Newtown. We already have a Kentucky Fried Chicken outlet on King St, which is very sad and so having another one would certainly change the feel. Aside from that, the planned hours to open are extensive, and serving people until 2am in the morning could bring about issues and potential unacceptable behaviours which does not sit with the culture of Newtown and does not make me feel comfortable as a mature resident of the area who lives alone. McDonalds has outlets all over Sydney and I fail to see a reason why it is needed in Newtown, so I strongly object to this development.

Yours sincerely,
Karen Marsden

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, January 23, 2026 11:50:59 AM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: FW: Submission in Objection | Development Application: RD/2025/585/B | McDonald's | 212–214 King Street, Newtown

From: Jason Wegrzyn <[REDACTED]>

Sent: Thursday, 22 January 2026 2:44 PM

To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

Subject: Submission in Objection | Development Application: RD/2025/585/B | McDonald's | 212–214 King Street, Newtown

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Submission in Objection

Development Application: RD/2025/585/B

Applicant: McDonald's Australia Limited

Site: 212–214 King Street, Newtown NSW 2042

I object to the above development application on the following planning grounds.

1. Inconsistent late-night trading hours and amenity impacts

The proposed hours of operation, extending to **2.00am on Fridays and Saturdays**, are inconsistent with the protection of residential amenity in a mixed-use area with significant nearby residential accommodation.

Late-night takeaway food premises are well documented to generate elevated noise impacts associated with customer activity, vehicle movements, delivery and waste servicing, and congregation outside the premises. These impacts are most pronounced during late-night trading and are incompatible with reasonable expectations of acoustic amenity for surrounding residents.

The proposal fails to demonstrate that amenity impacts can be adequately mitigated during extended trading hours.

2. Unacceptable cumulative impacts on King Street, Newtown

King Street already accommodates a high concentration of late-trading food and drink premises and licensed venues. The City of Sydney is entitled to consider the **cumulative impact** of development when assessing whether a proposal results in adverse social, environmental, and amenity outcomes.

Approval of an additional late-trading, high-turnover takeaway food use will exacerbate existing pressures relating to noise, litter, congestion, and late-night management issues, rather than contributing to a balanced and diverse land-use mix.

3. Traffic, servicing and pedestrian safety concerns

The nature of the proposed use is likely to generate:

- Increased short-stay vehicle stopping and illegal parking
- Concentrated ride-share and delivery rider activity
- Frequent servicing and delivery movements, potentially outside core daytime hours

King Street is already heavily constrained by bus traffic, cyclists, pedestrians, and limited kerbside capacity. The proposal does not adequately address how these impacts will be managed, particularly during late-night trading when enforcement and oversight are reduced.

4. Waste, litter and public domain impacts

Fast-food premises are a consistent source of packaging litter extending well beyond the site boundary. Given the narrow footpaths, high pedestrian volumes, and existing waste pressures along King Street, the proposal is likely to result in a measurable decline in streetscape quality and increased maintenance burden on Council and the local community.

5. Incompatibility with local character and planning objectives

Newtown is characterised by a fine-grain, independent retail and hospitality environment that contributes strongly to local identity and cultural significance. A large-scale multinational fast-food operation with extended trading hours and prominent corporate branding is inconsistent with the established character objectives for the area and risks eroding local distinctiveness.

6. Lack of demonstrated net community benefit

The application does not demonstrate that the proposed development provides a clear net community benefit that outweighs its amenity, traffic, waste, and cumulative impacts. In particular, the proximity to young people and the extended late-night hours raise legitimate public health considerations that warrant careful scrutiny.

Conclusion

For the reasons outlined above, the proposal is inconsistent with the City of Sydney's planning objectives relating to residential amenity, cumulative impact management, local character, and public domain quality.

I respectfully request that the application be refused.

Jason Wegrzyn

Resident - 183 Wilson St, Newtown

JASON WEGRZYN

Head of Marketing

EMAIL: [REDACTED]

PHONE: [REDACTED]

Level 12, 117 York St, Sydney NSW 2000

PO Box Q116, Queen Victoria Building, Sydney NSW 1230



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From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, January 23, 2026 11:49:29 AM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: FW: Development Application RD/2025/585/B – Proposed McDonald's, 212–214 King Street, Newtown

Urgent: High

From: [REDACTED] <[REDACTED]>

Sent: Friday, 23 January 2026 10:07 AM

To: City of Sydney <council@cityofsydney.nsw.gov.au>; Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>

Cc: M <[REDACTED]>

Subject: Development Application RD/2025/585/B – Proposed McDonald's, 212–214 King Street, Newtown

Importance: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To: City of Sydney Council

Re: Development Application RD/2025/585/B – Proposed McDonald's, 212–214 King Street, Newtown

Dear Sir/Madam,

We write to lodge our strong objection to the revised application by McDonald's Australia Limited for alterations and additions to 212–214 King Street, Newtown, with proposed trading hours of 7.00am–2.00am Friday and Saturday and 7.00am–11.00pm Sunday to Thursday. We remain gravely concerned about the detrimental impacts this development would have on our neighbourhood.

Noise and Disturbance

Although the applicant has reduced the proposed hours from 24-hour operation, the extension to 2.00am on weekends still represents an unacceptable intrusion into residential amenity. Patrons leaving the premises late at night, combined with delivery vehicles and staff movements, will generate noise well beyond reasonable hours. For residents immediately adjacent, this is not a minor inconvenience but a direct and ongoing disruption to sleep and wellbeing.

Waste and Public Health Risks

Fast-food outlets are consistently associated with litter, food remnants, and packaging waste. These materials inevitably spill into surrounding streets and properties, attracting vermin and creating hygiene risks. The proposed signage and takeaway focus will encourage high turnover and off-site consumption, amplifying the waste problem in a densely populated residential area.

Traffic and Parking Pressure

King Street already suffers from congestion and limited parking availability. A late-night takeaway venue will exacerbate these issues, particularly with rideshare and delivery drivers idling or parking illegally. This creates safety hazards, obstructs access for residents, and worsens an already strained traffic environment.

Impact on Local Character

Newtown's identity is built on independent businesses and a distinctive cultural fabric. The introduction of a multinational fast-food chain operating until 2.00am undermines this character. It is inconsistent with planning principles that aim to preserve the individuality and sustainability of the suburb.

Residential Amenity

The premises provide minimal indoor seating, meaning patrons will congregate outside, increasing noise, litter, and antisocial behaviour. The fact that this venue would be the only takeaway food premises trading until 2.00am in Newtown highlights the disproportionate impact on nearby residents. The proposal fails to respect the balance

between commercial activity and residential amenity.

Planning Compliance Concerns

This application does not meet key planning objectives, including:

- Protecting residential amenity from unreasonable impact
- Preventing environmental and social harm
- Ensuring development aligns with the character and purpose of existing local zones

Conclusion

We urge Council to reject this application. The revised hours do not mitigate the fundamental issues of noise, waste, traffic, and erosion of local character. The proposal remains incompatible with the planning objectives of the City of Sydney and the wellbeing of Newtown residents.

Confidentiality Request

We request that our personal details, including address and phone number, be kept confidential and not disclosed publicly in any council documents, reports, or online materials.

Yours sincerely,

[Redacted Signature]

Newtown NSW 2042

Email:

[Redacted Email Address]

Phone:

[Redacted Phone Number]

From: Abby Andrews (Sydney LHD) <[REDACTED]> on behalf of Abby Andrews (Sydney LHD) <[REDACTED]> <Abby Andrews (Sydney LHD) <[REDACTED]>
Sent on: Friday, January 23, 2026 11:44:25 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council,

As a local community member, I strongly oppose the establishment of a McDonald's in Newtown. Its presence would undermine the area's longstanding, family-owned businesses that are deeply valued and supported by the community.

A McDonald's would cause significant disruption and does not support the local economy. There is a high risk it would divert trade away from existing independent food venues, while also contributing to unhealthy eating habits in a community already facing rising rates of obesity.

The community has rejected these development plans on numerous occasions. This sends a clear and consistent message: the community does not want a McDonald's in Newtown.

Kind regards,

Abby Andrews

This email is intended for the addressee named and may contain confidential information. If you are not the intended recipient, you must not disclose, copy or distribute this email. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

Views expressed in this message are those of the individual sender, and are not necessarily the views of NSW Health or any of its entities.

From: Peter McAllister <[REDACTED]> on behalf of Peter McAllister
<[REDACTED]> <Peter McAllister <[REDACTED]>

Sent on: Friday, January 23, 2026 12:36:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern

I am writing in regard to the proposed McDonalds on King Street Newtown.

I strongly object to a McDonalds "restaurant" being introduced to Newtown. There is no need for it and I know, as a local community member, that the Newtown/Erskineville community is against it.

It's a hard no from me.

Regards

Peter McAllister

Bray St Erskineville

Sent from my iPhone

From: [redacted] <[redacted]> on behalf of [redacted] <[redacted]> <[redacted]>

Sent on: Friday, January 23, 2026 10:07:12 AM

To: City of Sydney <council@cityofsydney.nsw.gov.au>; Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

CC: M <[redacted]>

Subject: Development Application RD/2025/585/B – Proposed McDonald's, 212–214 King Street, Newtown

Urgent: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To: City of Sydney Council

Re: Development Application RD/2025/585/B – Proposed McDonald's, 212–214 King Street, Newtown

Dear Sir/Madam,

We write to lodge our strong objection to the revised application by McDonald's Australia Limited for alterations and additions to 212–214 King Street, Newtown, with proposed trading hours of 7.00am–2.00am Friday and Saturday and 7.00am–11.00pm Sunday to Thursday. We remain gravely concerned about the detrimental impacts this development would have on our neighbourhood.

Noise and Disturbance

Although the applicant has reduced the proposed hours from 24-hour operation, the extension to 2.00am on weekends still represents an unacceptable intrusion into residential amenity. Patrons leaving the premises late at night, combined with delivery vehicles and staff movements, will generate noise well beyond reasonable hours. For residents immediately adjacent, this is not a minor inconvenience but a direct and ongoing disruption to sleep and wellbeing.

Waste and Public Health Risks

Fast-food outlets are consistently associated with litter, food remnants, and packaging waste. These materials inevitably spill into surrounding streets and properties, attracting vermin and creating hygiene risks. The proposed signage and takeaway focus will encourage high turnover and off-site consumption, amplifying the waste problem in a densely populated residential area.

Traffic and Parking Pressure

King Street already suffers from congestion and limited parking availability. A late-night takeaway venue will exacerbate these issues, particularly with rideshare and delivery drivers idling or parking illegally. This creates safety hazards, obstructs access for residents, and worsens an already strained traffic environment.

Impact on Local Character

Newtown's identity is built on independent businesses and a distinctive cultural fabric. The introduction of a multinational fast-food chain operating until 2.00am undermines this character. It is inconsistent with planning principles that aim to preserve the individuality and sustainability of the suburb.

Residential Amenity

The premises provide minimal indoor seating, meaning patrons will congregate outside, increasing noise, litter, and antisocial behaviour. The fact that this venue would be the only takeaway food premises trading until 2.00am in Newtown highlights the disproportionate impact on nearby residents. The proposal fails to respect the balance between commercial activity and residential amenity.

Planning Compliance Concerns

This application does not meet key planning objectives, including:

- Protecting residential amenity from unreasonable impact
- Preventing environmental and social harm
- Ensuring development aligns with the character and purpose of existing local zones

Conclusion

We urge Council to reject this application. The revised hours do not mitigate the fundamental issues of noise, waste, traffic, and erosion of local character. The proposal remains incompatible with the planning objectives of the City of Sydney and the wellbeing of Newtown residents.

Confidentiality Request

We request that our personal details, including address and phone number, be kept confidential and not disclosed publicly in any council documents, reports, or online materials.

Yours sincerely,

[Redacted Signature]

Newtown NSW 2042

Email: [Redacted]

Phone: [Redacted]

From: Emily Cullen <[REDACTED]> on behalf of Emily Cullen <[REDACTED]> <Emily Cullen <[REDACTED]>
Sent on: Friday, January 23, 2026 11:54:26 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission in response to DA – Division 8.2 Review (McDonald's Australia Limited, Newtown)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li,

I am writing to lodge a submission in response to the Division 8.2 Review application by McDonald's Australia Limited for alterations and additions to operate as a takeaway food and drink premises with extended trading hours in Newtown.

I have a number of concerns regarding the proposal.

Newtown has a long-established identity as a queer, independent, and alternative neighbourhood, known for its diverse community, strong cultural life, and concentration of small, locally owned businesses. The precinct's character is defined by independent restaurants, cafés, and shops that contribute to a unique sense of place which is highly valued by residents and visitors alike. There are already issues with the number of tobacco shops that have been opening and pushing out small independent businesses, the introduction of a large multinational fast-food chain risks eroding the character and cultural fabric that distinguishes Newtown from other areas of Sydney.

The proposal is also likely to have a direct and detrimental impact on nearby independent businesses. Of particular concern is the proximity of Clems Chicken Shop, an established and well-known independent chicken and chip shop located directly adjacent to the proposed McDonald's site. Clems has been part of the local community for many years and contributes significantly to Newtown's identity as a hub for small, locally run food businesses. A high-volume, late-trading multinational operation next door would create disproportionate competitive pressure on an existing local business that cannot compete on scale, pricing, or operating hours.

Finally, the application does not sufficiently demonstrate how increased waste generation, litter management, and cleaning of the surrounding public domain will be addressed to an appropriate standard, particularly during late-night trading hours. The bins are already often overflowing and rubbish regularly ends up on the street.

For these reasons, I do not support the application in its current form and request that Council give careful consideration to the impacts on neighbourhood character, local independent businesses, residential amenity, and the cleanliness and quality of the public domain in Newtown.

Thank you for considering this submission.

Kind regards,
Emily Cullen

8/60 Brocks Lane Newtown
[REDACTED]

From: Dianne Balkizas <[REDACTED]> on behalf of Dianne Balkizas <[REDACTED]> <Dianne Balkizas <[REDACTED]>

Sent on: Sunday, January 25, 2026 12:15:09 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillors

My objection to a McDonalds opening in Newtown and next to an existing fast food family owned, stands. I have forwarded my initial list of reasons in the first application.

My reasons have not changed:

- Newtown has a particular charm in that the community support small business
- there are already many fast food small business open for a late night snack
- the hours they intend on opening Monday- Thursday - until 11pm - would allow people to linger and spill out to an already busy road causing unsavoury behaviour
- small business already struggle to sustain fast food places - why make it harder by allowing a corporation with endless cash to run our small operators out of our neighbourhood
- there is a McDonalds on Pmatta road at Stanmore already - anyone wanting this fast food already have access
- keep our small business alive! Diversity is a good thing and Newtown does this well. No big Corps - the unfortunate approval of KFC has very little support on the area. There are already too many eateries
- I live close to the parks that have a problem with graffiti, lack of bins and strewn rubbish - Maccas will promote people to eat in the park at all hours promoting increase rubbish and further chance of graffiti midweek

Thanks

Dianne Balkizas

19 Hopetoun street Camperdown

From: Declan Smith <[REDACTED]> on behalf of Declan Smith

<[REDACTED]> <Declan Smith <[REDACTED]>

Sent on: Sunday, January 25, 2026 4:02:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

This proposal has been rejected once by residents, neighbours and visitors in and around King Street. To consider this bid again is an affront to them.

We won once and we WILL win again

From: Charbel Salloum <[REDACTED]> on behalf of Charbel Salloum [REDACTED]
<[REDACTED]> <Charbel Salloum <[REDACTED]>
Sent on: Saturday, January 24, 2026 5:16:51 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: council@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I would like to reject the proposal.

I live on Brown Street and I have the following concerns:

- Air pollution/bad smell from the business.
- Increased rubbish/waste on King street and surrounding streets.
- Safety concerns due to increased loitering, gathering and antisocial behaviour outside the premises.
- Increased traffic from food delivery vehicles on already congested King Street.

Thank you.

Kind regards,

Charbel.

From: [redacted] <[redacted]> on behalf of [redacted] <[redacted]>
Sent on: Monday, January 26, 2026 2:38:47 PM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Development Application - 212-214 King Street, Newtown - RD/2025/585/B
Attachments: Commercial Waste Collection Time Zones.pdf (159.39 KB), Trading Hours Policy.pdf (103.77 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Cissy,

I am writing to you in response to your letter dated 22 January 2026 concerning the above DA.

I have reviewed the relevant documents. I object to the proposed development for the following reasons:

1. King Street, Newtown is known nationally and internationally for its unique vibe and wide variety of eateries. The proposed McDonalds outlet is clearly incompatible with this and is already receiving wide media attention.
2. The SEE (Statement of Environmental Effects) at Section 3 states that: "The surrounding area is predominantly characterised by retail and commercial activities." This is patently untrue. The subject property is at 212-214 King Street. There are existing residential apartments within metres of this property at 216 King Street and 228 King Street (both accessible from Brown Lane) and then continuously heading westwards to 238 King Street. In addition, there are residences all along nearby Brown Street. The amenity of all of these residential properties stand to be affected by the proposed McDonalds outlet. It is fallacious to state that there will be no environmental or noise impacts to residents.
3. Council's own rules (refer attached) do not allow waste collection after 10pm and before 6am on weekdays and 8am on weekends and public holidays. This should be included in any consent conditions.
4. The proposed business does not cater to local residents (ratepayers). A previous McDonalds outlet was open in King Street from 1989 to 1998 and closed when residents voted with their feet.
5. Unlike suburban McDonalds outlets, there are no additional parking spaces to be provided, hence further adding to the already horrendous traffic congestion on King Street.
6. There is already a McDonalds outlet around the corner in Missenden Road.
7. The architectural drawing DA11 provided shows minimal seating is included in the development. The proposed business will supply take away food and drink. Past experience indicates that there will be an overflow of late-night customers occupying W J Thurbon Reserve which is in Brown Lane directly behind 230 King Street and directly in front of a block of 10 apartments at 1B Whateley Street, Newtown, the occupants of which would be greatly affected by these late-night activities and consequent rubbish left.
8. The height of the mechanical exhaust duct shown on architectural drawing DA30 would appear to be lower than some of the nearby residential apartments in Brown Lane, Brown Street and Whateley Street. This would likely lead to the unwanted drift of fumes and associated odours at all hours of the day.
9. Clause 3.2 of Council's Policy on Trading Hours for New and Existing premises (refer attached) states that: "Where residential uses are in close proximity, the consent authority may restrict trading hours accordingly." It is clear from item 2 above that there are many residential apartments in close proximity to the proposed development and hence any permissible trading hours should be restricted accordingly.

In view of the above, I believe that this proposal should be rejected by Council.

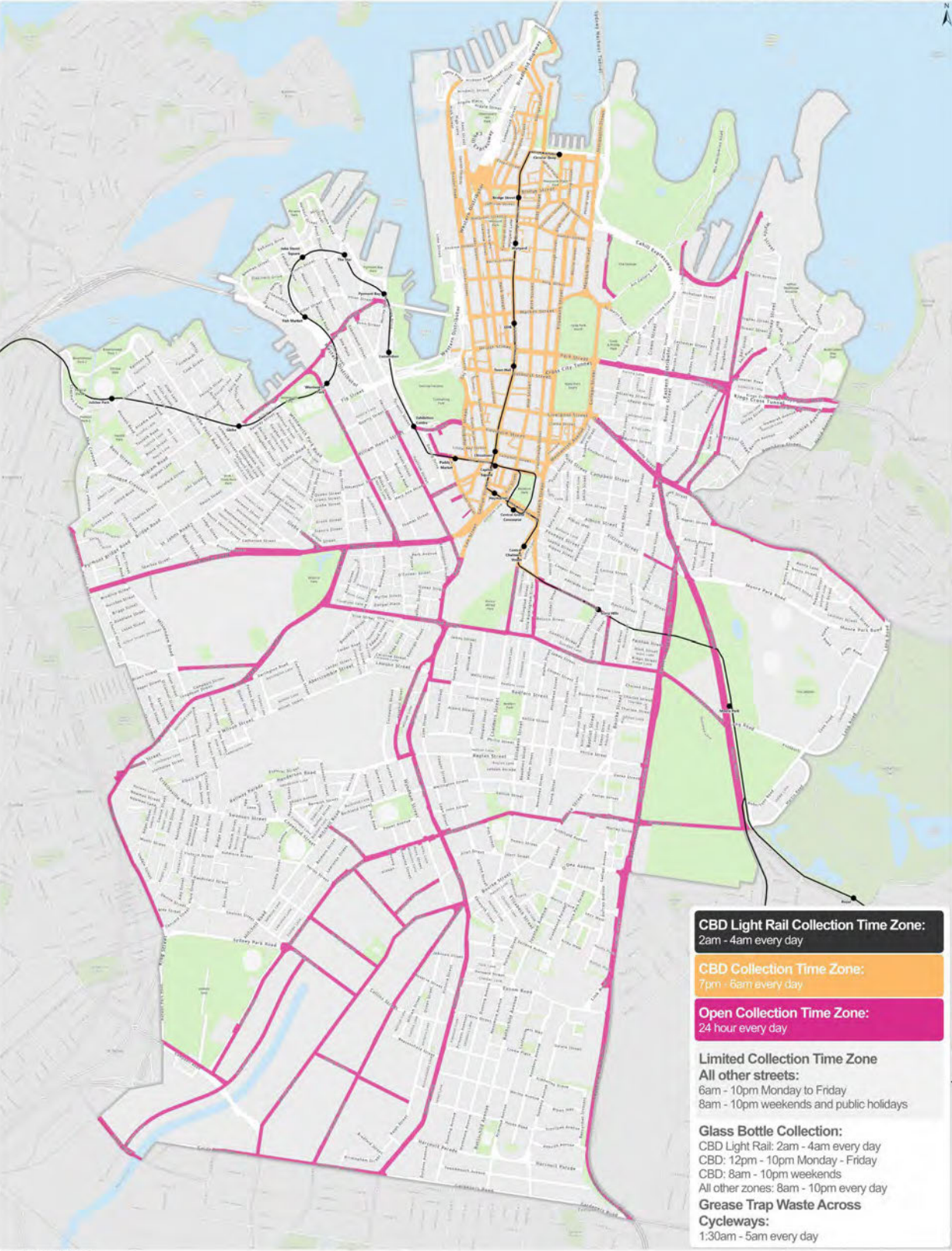
Please be advised that I wish to have all of my personal information or information which may identify me withheld from release.

Regards,

[redacted]
ph. [redacted]

Map 2: Commercial waste collection time zones

Commercial Waste Collection Time Zones
Waste Management Local Approvals Policy 2022



3.1

Definition

Non-licensed premises may include restaurants, cafes, retail (such as convenience stores and chemists) and medical centres. Some of these premises may also have a POPE licence and provide entertainment (eg restaurants with amplified or live music).

3.2

Hours**City Centre Zone**

Subject to all other aspects of the development being satisfactory, it is proposed that new non-licensed premises in the City Centre zone under *City of Sydney Local Environmental Plan 1996* shall be permitted to trade as follows:-

- > Standard hours: 8.00 a.m. - midnight 7 days a week;
- > 1 year trial hours: 24 hour operation 7 days a week; or
- > Where residential uses are in close proximity, the consent authority may restrict trial hours accordingly.

City Edge Zone

Subject to all other aspects of the development being satisfactory, it is proposed that new non-licensed premises in the City Edge and Residential zones under *City of Sydney Local Environmental Plan 1996* and in all areas covered by SREP 26 shall be permitted to trade as follows:-

- > Standard hours: 8.00 am to 11.00 pm Mondays to Saturdays and 10.00 am to 10.00 pm Sunday.
- > 1 year trial hours: 24 hour operation 7 days a weeks.
- > Where residential uses are in close proximity, the consent authority may restrict trial hours accordingly.

3.3

General Provisions**Applications for the extension or review of trial periods**

Applications for the extension or review of all trial periods shall be subject to public notification and referral to the local Police as to whether or not there have been any complaints or incidents connected with the premises in the trial year. If the premises has a POPE licence an Acoustic Report (as per the requirements for licensed premises) shall be required with the trial extension application.

If the premise's trial period is completed successfully a further trial period for up to 5 years may be granted.

From: Patty Nitchin <[REDACTED]> on behalf of Patty Nitchin <[REDACTED]> <Patty Nitchin <[REDACTED]>
Sent on: Sunday, January 25, 2026 7:16:55 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi

I would said "No"to McDonald because I have been living in Newtown for 10 years. I think to open McDonald in Newtown could threaten the safety of people who live behind King st. Also it will increased opportunity for crimes for Newtown police. it is corner delivery riders will impact the pedestrians who crossing the road on the intersection. I suggested we should keep Newtown safe and be like 90s for tourists and residents.

Best regards
Patty Nitchin
Sent from my iPhone

From: Will Mears <[REDACTED]> on behalf of Will Mears <[REDACTED]> <Will Mears <[REDACTED]>
Sent on: Saturday, January 24, 2026 1:04:29 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This proposal is a huge betrayal of the culture of Newtown and the inner west as a whole, and poses a massive risk to surrounding small businesses and the character of one of the most renowned suburbs in the world.

From: Charbel Salloum <[REDACTED]> on behalf of Charbel Salloum [REDACTED]
<[REDACTED]> <Charbel Salloum <[REDACTED]>
Sent on: Saturday, January 24, 2026 5:16:51 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
CC: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I would like to reject the proposal.

I live on Brown Street and I have the following concerns:

- Air pollution/bad smell from the business.
- Increased rubbish/waste on King street and surrounding streets.
- Safety concerns due to increased loitering, gathering and antisocial behaviour outside the premises.
- Increased traffic from food delivery vehicles on already congested King Street.

Thank you.

Kind regards,

Charbel.

From: Sobia Iqbal <[REDACTED]> on behalf of Sobia Iqbal

<[REDACTED]> <Sobia Iqbal <[REDACTED]>

Sent on: Thursday, January 22, 2026 8:25:58 PM

To: council@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi There,

I am writing regarding the proposed McDonald's opening directly near my shop in Newtown.

I am the owner of a small, family-owned chicken burger and chicken wrap shop that relies entirely on local customers and foot traffic. My family and I depend on this business as our sole source of income. The opening of a large multinational fast-food chain almost directly in front of our shop would have a severe and disproportionate impact on our livelihood and the sustainability of our family business.

Newtown is well known for its strong local identity, independent food outlets, and diverse small businesses that contribute to the character of the area. Allowing a global fast-food chain to open in such close proximity risks undermining this character and pushing out small, locally owned businesses that have invested in and supported the community.

I am also concerned about the broader planning impacts of this proposal, including increased traffic congestion, noise, waste generation, parking issues and delivery vehicle activity etc all of which may negatively affect nearby residents and existing businesses.

I respectfully request that Council carefully consider whether this development aligns with local planning objectives, community values, and the protection of small family-owned food businesses that form the backbone of Newtown's local economy.

At the end I want to Thank you for considering my objection. I would appreciate being informed of any further opportunities to provide input or attend consultation meetings regarding this proposal.

Regards,
Sobia Iqbal
[REDACTED]

From: razwan raza <[REDACTED]> on behalf of razwan raza

<[REDACTED]> <razwan.raza@cityofsydney.nsw.gov.au>

Sent on: Thursday, January 22, 2026 8:08:42 PM

To: council@cityofsydney.nsw.gov.au

Subject: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council Planning Department,

I am writing to formally object to the proposed McDonald's development planned near my business in Newtown.

I am the owner of a small, independently run chicken shop that has been serving the local community for more than 8 years. My business relies heavily on local foot traffic and community support, and the introduction of a large multinational fast-food outlet in such close proximity would have a serious negative impact on small local businesses like mine.

Beyond the economic impact, I am concerned about the broader effects this development may have on the area, including increased traffic congestion, noise, waste, and extended operating hours that may affect nearby residents. Newtown is well known for its unique local character, independent businesses, and community-focused environment, and I believe this proposal risks undermining that identity.

I respectfully ask the Council to carefully consider whether this development aligns with local planning objectives, community interests, and the protection of small businesses that contribute to Newtown's character and economy.

Thank you for taking the time to consider my concerns. I would appreciate being kept informed of any decisions or opportunities to provide further input regarding this proposal.

Yours sincerely,

Razwan Raza

[REDACTED]

From: Erin McKay <[REDACTED]> on behalf of Erin McKay <[REDACTED]> <Erin McKay <[REDACTED]>>
Sent on: Thursday, January 22, 2026 11:13:21 AM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to Proposed McDonald's Development: RD/2025/585/B 212-204 King St, Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I write to **object to the proposed development** to build a McDonald's restaurant at the above site (RD/2025/585/B). My objection is based on the following concerns, which I believe represent legitimate planning and community impacts that should be addressed in the assessment of this application:

1. Waste and Rubbish Disposal Issues

The proposed development has the potential to generate a significant increase in rubbish, litter, and food waste in the surrounding area. Without a robust and enforceable waste management plan that demonstrates adequate on-site handling, storage, recycling and collection, there is a high risk of litter in public spaces, including streets, parks, footpaths and neighbouring properties. Subsidiary developments of a similar nature have previously been criticised in planning reviews for insufficient waste accommodation and reliance on public spaces for overflow, which undermines local amenity and cleanliness standards.

Specifically, concerns include:

- Lack of sufficient on-site bin capacity (particularly for recycling, compostable waste and public use),
- Potential for overflow of waste into surrounding streets,
- Increased reliance on council or local businesses to manage litter.

2. Impact on Local Community Amenity

The introduction of a major fast-food outlet can adversely affect the quality of life and community character in established neighbourhoods. Fast food developments are associated with increased noise, odours, vehicular access demands, and late-night foot traffic, which may disturb adjacent residential or business areas. This is especially true if operating hours extend into the night, increasing the likelihood of disturbances for nearby residents.

Disruptions to amenity may include:

- Excessive noise from patrons, deliveries, and waste collection activities,
- Smell from cooking and parking areas affecting neighbouring businesses and homes,
- Light pollution at night from business signage and operating areas.

3. Traffic, Pedestrian and Safety Concerns

A fast-food outlet with high turnover can contribute to increased traffic congestion, including delivery vehicles, ride-share and ride-hailing stops, and private vehicles stopping or parking near the site. If the current site layout does not

provide a dedicated loading dock or safe delivery area, this could lead to delivery vehicles stopping in public lanes, disrupting local traffic flow and increasing safety risks for pedestrians and cyclists.

Considerations include:

- Conflicts between pedestrians and delivery riders in busy areas,
 - Increased traffic around peak meal times congesting surrounding streets,
 - Whether current access arrangements adequately separate vehicle movements from pedestrian zones.
-

4. Impact on Local Character and Small Businesses

The introduction of a globally-branded fast food outlet can dilute local character and undermine the viability of existing small, independent food businesses that contribute to the unique identity of our neighbourhood. This is a genuine concern in areas with strong community identity and cultural heritage.

Supporting local business diversity is important for:

- Maintaining a variety of food and service options for residents,
 - Supporting local entrepreneurs and employment,
 - Preserving community and cultural character.
-

5. Broader Public Health and Social Considerations

Research and community consultations in other Sydney areas have referenced concerns about the clustering of fast-food outlets in neighbourhoods, particularly when located near schools or community services, and the potential impacts on public health outcomes. The proposal should be assessed in light of these broader social considerations, not merely economic factors.

Conclusion

In summary, I object to this proposed McDonald's development on the grounds that it jeopardises local amenity, creates potential waste and litter issues, increases traffic and safety risks, threatens small local businesses, and does not demonstrate how potential negative impacts will be mitigated to a satisfactory planning standard.

I request that Council considers these concerns carefully and that the application be refused or substantially revised to address the above issues.

Thank you for considering my objection.

Erin McKay
Newtown, 2042

From: Nate <[REDACTED]> on behalf of Nate <[REDACTED]> <Nate
<[REDACTED]>

Sent on: Thursday, January 22, 2026 12:23:49 PM

To: council@cityofsydney.nsw.gov.au

Subject: Objection to Development Proposal RD/2025/585/B – Proposed McDonald's on King Street, Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am writing to formally object to Development Proposal **RD/2025/585/B**, concerning the proposed establishment of a McDonald's on King Street, Newtown.

This proposal has been submitted previously and rejected, and the reasons for its rejection remain valid and pressing today.

Newtown is recognised for its unique cultural identity, independent retailers, and diverse small-business ecosystem. The introduction of a major international fast-food chain would significantly detract from the area's distinctive character, which is a key reason people choose to visit, shop, dine, and live in this suburb.

King Street's economy thrives on small, locally owned cafés, restaurants, and specialty food operators. Allowing another large multinational brand—particularly one with substantial market dominance—would create unfair competition and potentially displace long-established local operators who contribute far more to the community fabric, diversity, and local employment landscape.

Fast-food outlets of this scale typically generate increased foot traffic, late-night noise, and litter. King Street already experiences congestion, and the addition of a high-volume venue may worsen pedestrian crowding and reduce amenity for nearby residents and businesses.

Local sentiment has repeatedly demonstrated strong support for maintaining Newtown's independent retail culture. Previous rejections of similar proposals reflect this ongoing community priority. Approving this development would be inconsistent with established community feedback and the strategic vision for the neighbourhood.

In light of these concerns, I respectfully request that the City of Sydney reject Development Proposal RD/2025/585/B. Preserving the unique and vibrant identity of King Street is essential to maintaining the social, cultural, and economic wellbeing of the area.

Thank you for considering this submission. I would appreciate being kept informed as the matter progresses.

Kind regards,
Nathan Zhao
Resident of Newtown.

From: PlanningAlerts <[REDACTED]> on behalf of PlanningAlerts

<[REDACTED]> <PlanningAlerts <[REDACTED]>

Sent on: Sunday, January 25, 2026 11:43:02 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Comment on application RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the attention of the General Manager / Planning Manager / Planning Department

Application: RD/2025/585/B

Address: 212-214 King Street Newtown NSW 2042

Description: Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

**Name of
commenter:** [REDACTED]

**Address of
commenter:** [REDACTED]

**Email of
commenter:** [REDACTED]

Comment

After Macca's tried to open a 24 hour venue here, which received over 1800 Complaints on many grounds, including Noise, safety, crime , smell, no space for delivery inwards nor riders outwards, no facilities, obvious litter and noise problems, they're back again to shove a Maccas where the locals don't wan one.

There are many local fast food businesses in the area and we don't need another one, particularlry not this crap.

This comment was submitted via PlanningAlerts, a free service run by the charity [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Important Privacy Notice - Please Read

The email address and street address are provided to City of Sydney only so you can contact, identify and verify [REDACTED] in response to RD/2025/585/B, and not for any other purpose.

You, City of Sydney do NOT have permission to publish, nor share with anyone outside City of Sydney the email address and street address without express written permission from [REDACTED]

We specifically confirm that any consent given in any form (including pursuant to your privacy policy) to disclose personal information to third parties is withdrawn.

From: Alex Wain <[REDACTED]> on behalf of Alex Wain <[REDACTED]> <Alex Wain <[REDACTED]>

Sent on: Tuesday, January 27, 2026 10:03:00 AM

To: dasubmissions@cityofsydney.nsw.gov.au; CLi1@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Cissy Li,

I hope you had a great long weekend :)

I am a long-term City of Sydney resident writing to formally object to the proposed McDonald's development on King Street, Newtown.

While I support a vibrant local economy, this proposal is fundamentally misaligned with the planning controls, desired future character, and amenity requirements of the Newtown precinct. It introduces avoidable social, environmental, and safety impacts to an area already under significant late-night pressure.

My objection is based on the following material planning grounds:

1. Adverse Amenity Impacts: Acoustics and Waste Management

King Street currently experiences high levels of noise and waste generation. Council's Late Night Trading Development Control Plan (DCP) requires that new venues do not degrade the amenity of the surrounding area.

Waste Generation: Fast-food packaging is unique in its volume and mobility. A 19-hour operation significantly increases the volume of single-use waste in the public domain. The application must demonstrate how it will mitigate litter migration into residential side streets, not just the immediate shopfront.

Acoustic Intrusion: A 19hr operation encourages loitering and "kerbside congregation" well past midnight. Unlike a bar where patrons are contained, fast-food outlets generate noise on the footpath. This creates acoustic disturbances that cannot be mitigated by internal soundproofing, negatively affecting nearby residents.

2. Safety and CPTED (Crime Prevention Through Environmental Design)

The proposal fails to adequately address Crime Prevention Through Environmental Design (CPTED) principles regarding the safety of staff and the public.

Target for Anti-Social Behaviour: Late-night fast-food outlets in nightlife precincts are documented "flashpoints" for anti-social behaviour, particularly involving intoxicated patrons leaving other venues.

Worker Vulnerability: The operational model relies on young staff working overnight shifts. The applicant must demonstrate how they will manage security without simply pushing the burden of policing onto local authorities or creating an unsafe environment for workers exiting the premises in the early hours.

3. Incompatibility with Local Character and Heritage

Newtown's economic resilience relies on its "fine-grain" retail mix - a diversity of small, independent operators rather than large-format multinational chains. We already have KFC.

Erosion of High Street Character: The introduction of a standard corporate franchise disrupts the unique, independent character that defines the King Street heritage conservation area.

Threat to Precinct Diversity: While trade competition is not a planning ground, the cumulative effect of replacing

culturally significant, long-standing independent institutions (such as the adjacent Clem's Chicken) with generic chains homogenises the streetscape. This degrades the unique "sense of place" that Council planning controls seek to preserve, ultimately making the precinct less attractive to visitors.

4. Cumulative Impact and Oversaturation

With the recent approval of a KFC nearby, the precinct is reaching a saturation point for high-impact, fast-food premises.

Cumulative Impact: Approving a second major multinational outlet creates a cluster of high-turnover, late-night venues. This fundamentally alters the nature of the precinct from a diverse cultural hub to a generic fast-food corridor.

Health and Wellbeing: At a time when Council strategies prioritise healthy, sustainable, and diverse food precincts, facilitating an over-concentration of fast-food outlets contradicts the strategic vision for a liveable city.

5. Lack of Public Benefit

This application fails to demonstrate a net community benefit. It offers a service already widely available, while imposing external costs on the community in the form of increased litter, noise complaints, and security risks.

I strongly urge Council to refuse this application on the grounds that it is inconsistent with the desired future character of Newtown and poses unacceptable amenity risks to the community.

Thank you for listening to our community,

Alex Wain

Alex Wain


From: Christina Collins <[REDACTED]> on behalf of Christina Collins
<[REDACTED]> <Christina Collins <[REDACTED]>
Sent on: Tuesday, January 27, 2026 12:18:19 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

I would like to note my objections to the DA - I do not believe it is in keeping with the area and I don't believe it will add value as there are a number of issues not addressed within the DA along with the anti social behaviour it is likely to attract.

Kind Regards,

Christina Collins

Sent from my iPhone

From: Adrian De Francesco <[REDACTED]> on behalf of Adrian De Francesco
<[REDACTED]> <Adrian.DeFrancesco@[REDACTED]>

Sent on: Tuesday, January 27, 2026 12:11:03 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Formal Objection and Request for Refusal – Revised DA for Proposed McDonald's, King Street Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li,

I write to formally object to, and request refusal of, the revised Development Application for the proposed McDonald's premises on King Street, Newtown.

While I acknowledge that the applicant has lodged a revised DA following Council's earlier refusal, it is my view that the amended proposal does not satisfactorily address the key planning concerns previously identified by Council, nor does it demonstrate consistency with fundamental planning principles relating to amenity, land-use compatibility, pedestrian priority, and the orderly functioning of the public domain.

Amenity Impacts

The proposed trading hours of up to 2:00am on Fridays and Saturdays (and up to 11:00pm on other nights) remain incompatible with the mixed-use context of the site, particularly given the presence of residential and commercial uses directly above the premises. The proposal is likely to result in ongoing adverse amenity impacts, including noise, vibration, odour, waste management issues, and late-night activity associated with delivery riders and patrons. These impacts have not been adequately mitigated in the revised submission.

Land-Use Compatibility

The proposal continues to raise concerns regarding land-use compatibility within the Newtown town centre. A late-night, high-turnover fast-food use of this scale is not consistent with the fine-grain, pedestrian-oriented character of King Street, nor with Council's objectives to support diverse, small-scale, and culturally distinctive uses within the precinct. The revised DA does not demonstrate that the proposed use would integrate appropriately with surrounding businesses or residential uses.

Pedestrian Priority and Public Safety

The introduction of a service window fronting King Street for delivery riders directly undermines pedestrian priority on one of Sydney's busiest footpaths. King Street already experiences high pedestrian volumes, particularly during evenings and weekends. Concentrating delivery rider activity at the primary pedestrian frontage increases the likelihood of conflict, congestion, and safety risks, contrary to best-practice planning principles that prioritise pedestrians in active main streets.

Servicing, Deliveries, and Waste Management

The Plan of Management proposes limiting deliveries to between 8:00am and 3:00pm and requiring servicing exclusively from King Street, despite the availability of a rear lane traditionally used for such purposes. This approach appears inconsistent with sound planning practice and is likely to exacerbate pedestrian conflicts and disrupt the public domain.

Further, the provision of a bicycle rack within the rear garbage area for delivery riders is impractical and raises concerns regarding safety, hygiene, and compliance, with a high likelihood that riders will instead park informally along King Street.

Conclusion

Overall, the revised DA does not adequately resolve Council's previous grounds for refusal and remains inconsistent with the objectives of the planning framework relating to amenity protection, land-use compatibility, pedestrian safety, and the character of the Newtown precinct.

For these reasons, I respectfully but firmly request that Council refuse the revised Development Application.

Yours sincerely,
Adrian

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> <[REDACTED]>
Sent on: Tuesday, January 27, 2026 1:20:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello Cissy,

The application for McDonald's in Newtown will kill off local small businesses, increase antisocial behaviour and litter. There are McDonald's in Stanmore, Tempe and the Marrickville metro. All of which are able to deliver their food to anyone in the Newtown area, so there isn't a need for a global chain product to have a store in the area.

King Street, and the area of Newtown and Erskineville, are small pockets of Sydney that attract people due to their eclectic offerings in food and retail. People have put their life's work in building a reputation for great food and the more 'foreign owned food' sites, commonly referred to as junk food, will only disincentivise and decimate small businesses going forward.

Let's not forget that when McDonald's announced that it was doing away with plastic wrapping and straws etc, they proudly announced they were removing around 800 Tonnes of waste per year... What they actually implied was they produced that volume of rubbish every year and only government regulation stopped them.

In a time where there are a few international companies, like Uber, McDonald's, doordash and Deliveroo. Money is being cyphoned out of our economy at an increasing rate. It's time a Council, viewed local businesses and residents as valued communities, not wallets.

Regards
Steven.

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, January 27, 2026 2:04:51 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

From: Martelle Hammer <[REDACTED]>
Sent: Friday, 23 January 2026 3:39 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Application denied

On Thu, 22 Jan 2026 at 12:21 pm, Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Applicant name:
MCDONALD'S AUSTRALIA LIMITED

Reference number:
RD/2025/585/B

Site address:
212-214 King Street, NEWTOWN NSW 2042

Proposed development:
Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **13 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [city.sydney/find-da](#) in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing [city.sydney/development-comment](#) in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments

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From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, January 27, 2026 2:57:10 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

-----Original Message-----

From: [REDACTED] <[REDACTED]>
Sent: Saturday, 24 January 2026 11:52 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please accept my objection to this proposal for the same reasons as objecting to the original proposal (attached).

Kind Regards, Tim

From: Ewan Patterson <[REDACTED]> on behalf of Ewan Patterson

<[REDACTED]> <Ewan Patterson <[REDACTED]>

Sent on: Tuesday, January 27, 2026 3:55:49 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I'm 100% in favour of opening a McDonalds on King Street Newtown with the revised opening hours. It will bring new jobs and cheaper options to what is currently on offer. I agree a 24/7 restaurant would not be beneficial but these hours are the same as KFC up the road and should be approved.

Sent from my iPhone

From: Karen Godzik <[REDACTED]> on behalf of Karen Godzik

<[REDACTED]> <Karen Godzik <[REDACTED]>

Sent on: Tuesday, January 27, 2026 5:35:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there

I believe this application would be good for Newtown.

Cheers

Karen Godzik

19 Chelmsford street

Newtown 2042

[REDACTED]

Get [Outlook for Android](#)

From: Kelly Stewart <[REDACTED]> on behalf of Kelly Stewart
<[REDACTED]> <Kelly Stewart <[REDACTED]>

Sent on: Tuesday, January 27, 2026 7:03:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi team

Contrary to the majority of feedback that you will likely receive considering the proposal for MacDonalds is shared on local Facebook groups everyday! Many of us actually **support** the proposal, so just sharing my 2 cents for what it's worth.

Kind regards

Kelly
[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> <[REDACTED]>

Sent on: Tuesday, January 27, 2026 3:07:45 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Objection - RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Bill MacKay

I am writing to object to the development application D/2025/585 - 212-214 King street, Newtown 2042 for what I understand to be a McDonalds Fast Food outlet. The identifying information I want kept private about this objection is my name, residential and email addresses.

I object to the application for approval of a McDonalds Fast Food outlet on the following grounds and as previously stated in my original objection:

- The introduction of a McDonalds outlet on King street will have a major impact on the nature of the village of Newtown. It is proposed the outlet, even with reduced operating hours of 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday, will seriously disrupt the commercial nature of many of the cafes and restaurants on King street. King street has seen a major loss and turnover of small food businesses over the past five years and those that remain are doing it tough in the current economic environment. A major commercial outlet that is offering cheap food and coffee will take customers away from those existing outlets offering food and beverages who have remained loyal to the Newtown village where possible and reduce their viability. This in turn will reduce the uniqueness of King street as an interesting and diverse food centre.
- King street is world renown as a unique tourist destination offering a range of specialist shops, cafes and restaurants that bring people into the area to experience the distinctive nature of this part of Sydney. Tourists do not come to the area to experience fast food outlets than can be found in anywhere else in the world. They come to experience the neighbourhood and enjoy seeing what is not on offer in other parts of Sydney or the world.
- The ethos of the City of Sydney is to create unique villages within the council area. This has involved many years of planning, development and investment to deliver pockets of the inner city that are friendly, liveable and attractive neighbourhoods and spaces; places where people want to live and recreate, where people enjoy living without the encroachment of big business and corporate food chains and franchises. The introduction of McDonalds onto King street would change all this and reduce the unique nature of the neighbourhood. The opening of a KFC shop and a Priceline outlet had already seen the degradation of the strip and the beginning of a loss of what makes King street a popular visitor destination. We can't afford to loose out more to big corporate endeavours if we want to maintain the distinctive nature of this part of Sydney. As a resident I do not want to see King street stripped of it's unique, enjoyable and liveable nature as has been the case for Oxford street and Parramatta road. Remember the costs City of Sydney has faced in its attempt to rejuvenate and revitalise Oxford street after it had its 'soul' ripped out.
- The introduction of this fast food outlet onto King street would likely increase the late night intoxicated and disruptive clientele visiting the area. We already have a range of 'visitors' to the area on Friday, Saturday and Sunday evenings who come into the area to party given the changes to the alcohol and late night licensing. These 'visitors' often show no respect to the locals who live here and are happy to be both disruptive in terms of noise and intoxication and leave their rubbish lying around from the existing take-away food venues and pubs they frequent. A McDonalds outlet would further extenuate these problems and lead to a more unsafe and unclean environment for those of us who actually live here and pay rates for such clean ups. And this is to say nothing of the parking challenges that exist for us residence in the area.
- As a rate payer I would prefer my rates to go towards paying for library or recreational facilities rather than cleaning up the mess and disruption made by patrons of this fast food venue. One only needs to visit to any of the surrounding streets one back from King street to see the rubbish that is strewn around on most days.

- With obesity and diabetes on the rise in Australia I am an advocate for making healthy food choices available to people. A McDonalds outlet runs counter to offering such healthy choices, as well document studies have proven, to people who wish to eat out in Newtown, taking valuable clientele away from outlets that do provide healthier food options.

Thank you for the opportunity to present my objections to the above proposed development application.

Regards

A grey rectangular box redacting the signature of the sender.

Newtown NSW 2042

From: Rodney McShanag <[REDACTED]> on behalf of Rodney McShanag <[REDACTED]> <Rodney McShanag <[REDACTED]>
Sent on: Tuesday, January 27, 2026 6:16:50 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This should not be allowed , I'm concerned about the safety of residents and people who visit , also there is a litter problem which will get worse

Rodney McShanag
Sent from my iPhone

From: Matt Smaller <[REDACTED]> on behalf of Matt Smaller
<[REDACTED]> <Matt Smaller <[REDACTED]>

Sent on: Wednesday, January 28, 2026 10:12:37 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

McDonald's on king st is not needed. There is a plethora of affordable food options.

McDonald's result in huge increases in rubbish, impact local businesses and will negatively impact the neighbourhood feel of the area.

From: Rebecca Mitchell <[REDACTED]> on behalf of Rebecca Mitchell
<[REDACTED]> <Rebecca Mitchell <[REDACTED]>
Sent on: Wednesday, January 28, 2026 11:55:40 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Feedback RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I'm an Inner West Council resident, and writing to express an objection to the proposal outlined in RD/2025/585/B.

I don't believe the community would benefit from a McDonalds in this location, with negative consequences outweighing any benefits. My main concern is around housing and security. By opening a late-night McDonalds so close to residences, we threaten an already precious commodity in our area. My concerns include:

- Fewer quality residences in the immediate surrounds
- Higher insurance premiums for the greater area, potentially leading to higher rents
- Air pollution, impacting the air quality of surrounding residences
- Noise pollution
- Increase in crime
- Increase in foot traffic and loitering on surrounding residential streets
- The loss of livable residences above the McDonald's location
- Odour
- Anti-competition / predatory pricing violations for the neighbouring small takeaway business

Please consider rejecting the proposal for this location. It will negatively impact your residents and local businesses on all fronts, particularly in regard to their health, safety, financial position, security and peace.

Kind regards,
Rebecca Mitchell.

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Wednesday, January 28, 2026 12:14:40 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: RD/2025/585/B

-----Original Message-----

From: John Cox <[REDACTED]>
Sent: Wednesday, 28 January 2026 11:40 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.
Dear Inner West Council.

I object to McDonalds application for a fast food venue, located next door to an Iconic chicken shop - Clems.

Additionally, King Street has character and diversity of food options, and the addition of a Global corporate undermines the uniqueness and character intrinsic to Newtown.

Given the late night trading 7 days a week, there will be noise, rubbish and security issues in the area, already previously outlined and considered with the prior rejected application. The concerns remain the same.

McDonalds already have an outlet less than 2 km's away in Stanmore.

Kind regards

John Cox

From: Julie Stafford <[REDACTED]> on behalf of Julie Stafford <[REDACTED]> <Julie Stafford <[REDACTED]>

Sent on: Wednesday, January 28, 2026 12:11:21 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I strongly object to this development.

Please do not allow McDonalds to open in King St, Newtown.

I own an investment property in Brown St and previously lived there for 5 years. Newtown is a vibrant, diverse place designed for young people and independent shops and fooderies make it what it is.

It would be terrible for some long established private owners to have to compete with a multinational company who have significantly contributed to the poor diets and poor health of young people. This would significantly affect the look nd history of King St.

Please protect the independent owners. No to Mcdonlds.

Julie Stafford
Owner of 48/2-6 Brown St, Newtown

Julie Stafford
[REDACTED]
Sent from my iPad

From: Andrew C <[REDACTED]> on behalf of Andrew C
<[REDACTED]> <Andrew C <[REDACTED]>

Sent on: Wednesday, January 28, 2026 2:58:53 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy,

The proposed DA appears to have some fanciful expectations of human behaviour if we are to believe that delivery cyclists will use a space at the rear to park their bike, walk to the front, use a front-facing window, and then walk back behind the venue (around Clem's) and then ride off to make deliveries. Anyone who has been along King St in person regularly would laugh at this suggestion.

The far more likely option is food delivery riders going all over the footpaths, risking collision with pedestrians, clogging the path with their bikes, and using the front window.

In addition, how are Maccas going to be responsible for the litter their food outlet will generate? There are visible rats and mice around King St, and adding more littered food waste from a fast food store is hardly going to reduce that problem.

Sent from my iPhone

From: Doug O'Neil <[REDACTED]> on behalf of Doug O'Neil <[REDACTED]> <Doug O'Neil <[REDACTED]>

Sent on: Wednesday, January 28, 2026 5:32:34 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am against a McDonalds in King st competing with local businesses.

The 24 hour nature of the operation will bring extra traffic and rubbish to Newtown.

There is already a McDonalds in Stanmore 1.9km away surely people can access that one via uber if need be.

Too many businesses are struggling and competing with a global giant with discounted food is not going to help them out.

Also King st has a laid back feel and vibe. The addition of a McDonalds would be detrimental to all that makes King st special.

Regards

Doug O'Neil

King st resident

From: Felix Oppen <[REDACTED]> on behalf of Felix Oppen <[REDACTED]> <Felix Oppen <[REDACTED]>
Sent on: Thursday, January 29, 2026 3:01:59 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Political Donations and Gifts Disclosure Statement.pdf (283.07 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li,

RE: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

I am writing to lodge an objection to the above application by McDonald's Australia Pty Ltd.

Grounds

- I note that the previous application was denied and I can see no substantial changes in this application that would justify success this time around
- I recall that the previous application saw significant local community opposition to said application. There is no evidence that community attitudes have changed.
- Newtown and surrounds (Enmore, Erskineville and Darlington) is well served already by McDonald's outlets at Broadway, Stanmore and Marrickville Metro.
- Newtown and surrounds (Enmore, Erskineville and Darlington) is well served by other fast food outlets already established on King St, the vast majority of which are small businesses that are well integrated within the local community.
- It is known that large conglomerate companies through vast economies of scale tend to undercut small business competitors by artificially depressing prices making it impossible for small businesses to compete on an even playing field. The result is a loss in diversity in the local business community and loss of consumer choice thereby resulting in a loss of local community amenity.
- Because McDonald's does not use reusable food presentation (plates, cups etc) - even for on premises consumption - there is always an increase in street trash in the near vicinity. King street already struggles with an excess of garbage. And the cost of removal is never totally met by the food outlet and will inevitably lead to higher waste management costs for both Sydney and Inner West Councils.
- A successful application will result in an increase in the number of food delivery riders, already an issue/problem on King street that does not need to be further exacerbated.

I make this submission as an individual and long term resident of Newtown.

Kind regards
Felix Oppen

Political donations and gifts disclosure statement

About this form

You may use this form to make a political donations and gifts disclosure under Section 10.4(5) of the Environmental Planning Assessment Act 1979 for public submissions to a council.

Warning: A person is guilty of an offence under Section 10.4(11) of the Environmental Planning and Assessment Act 1979 in connection with the obligations under Section 10.4 only if the person fails to make a disclosure of a political donation or gift in accordance with Section 10.4 that the person knows, or ought reasonably to know, was made and is required to be disclosed under Section 10.4. The maximum penalty for any such offence is the maximum penalty under Part 6 of the Election Funding, Expenditures and Disclosures Act 1981 for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

How to complete this form

- 1: Ensure that all fields have been filled out correctly.
- 2: Please note that fields on this form marked with an * are mandatory and must be completed before submitting the application.
- 3: Read the explanatory information below.
- 4: Once completed, please attach the completed declaration with your submission.

Part 1: Explanatory information

Making a public submission to council

Under Section 10.4(5) of the Act a person who makes a relevant public submission to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined.

- (a) all reportable political donations made to any local councillor of that council; and
- (b) all gifts made to any local councillor or employee of that council.

A reference in Sections 10.4(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under Section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made; or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under Section 10.4(9) for political donations and Section 10.4(10) for gifts.

Glossary of Terms

Please refer to Schedule 1 for a Glossary of Terms as defined under Section 10.4 of the Environmental Planning and Assessment Act 1979.

Office Use Only

Receiving Officer	DA / reference number	Date Received

Part 2: Person making this disclosure statement

Given Name/s *

Felix

Family Name *

Oppen

Position

N/A

Organisation

N/A

Home Number

Business Number

Mobile Number

Email Address

Part 3: Declaration of Interest

Planning application reference (e.g. DA number, planning application title or reference; property address or other description)

RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

Part 4: Details of reportable political donations or gifts

1. State below any reportable political donations or gifts you have made over the relevant period. If the donation or gift was made by an entity (and not by you as an individual) include the Australian Business Number of that entity (ABN).
2. State below any reportable political donations or gifts that you know, or ought reasonably to know, were made by yourself or an associate.

Donation or Gift? (D / G)	Name of donor (also include ABN for an entity)	Residential / Registered Address	Party / Person to whom the gift/ donation was made	Date donation/ gift was made	Amount / value of donation or gift
☐	I have NOT made any political donations or gifts relevant to the above application				
☐					
☐					

If you require more space, please attach a separate sheet listing all details shown above for each donation/gift.
Tick here if you have attached a separate sheet or sheets ☐

Part 5: Declaration

By signing below, I / we hereby declare that all information contained within this statement is accurate at the time of signing, and if I / we become aware of any other donations or gifts that must be declared, we will immediately notify the Council.

Organisation (where applicable)

N/A

Position within organisation (where applicable)

N/a

Name

Signature *

Date

29/01/2026

Part 6: Lodgement Details

You should attach the completed disclosure statement when making a submission on ePlanning search <https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?e=y>

This form should only be lodged as part of a submission about a specific matter to be considered by Council.

Part 7: Privacy & Personal Information Protection Notice

Purpose of collection: This information is being collected for the purpose of recording and publishing reportable political donations and their possible bearing on specific applications or submissions before council.

Intended recipients: City of Sydney employees. Any approved contractors required to provide this service.

Supply: The supply of this information is required by law. If you are unwilling to provide this information, the City of Sydney may be unable to provide access to City of Sydney services.

Access/Correction: Please contact Customer Service on 02 9265 9333 or at council@cityofsydney.nsw.gov.au to access or correct your personal information.

Storage: The City Planning, Development and Transport Unit at the City of Sydney, located at 456 Kent Street, Sydney NSW 2000, is collecting this information and the City of Sydney will store it securely.

Other uses: The City of Sydney will use your personal information for the purpose for which it was collected and may use it as is necessary for the exercise of other functions.

For further details on how the City of Sydney manages personal information, please refer to our Privacy Management Plan cityofsydney.nsw.gov.au/policies/privacy-management-plan.

Part 8: Glossary of Terms (under Section 10.4 of the Environmental Planning and Assessment Act 1979)

A full glossary of terms is contained in the Act - the most relevant terms are defined below.

Relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site; or
- b) a formal request to the Minister or the Director-General for development on a particular site to be made State Significant Development or State Significant Infrastructure declared a project to which Part 3A applies; or
- c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project); or
- d) an application for development consent under Part 4 (or for the modification of a development consent); or
- e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application;

Continued ...

Relevant planning application does not include:

- f) an application for (or for the modification of) a complying development certificate; or
- g) an application or request made by a public authority on its own behalf or made on behalf of a public authority; or
- h) any other application or request that is excluded from this definition by the regulations

Relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

Relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

Reportable political donation Is defined under Section 86 of the Election Funding, Expenditure and Disclosures Act 1981.

- (1) For the purposes of the Election Funding, Expenditures and Disclosures Act 1981 a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group, candidate or third-party campaigner - a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group, candidate or third-party campaigner; or in the case of disclosures under this Part by a major political donor - a political donation of or exceeding \$1,000 made by the major political donor to or for the benefit of a party, elected member, group, candidate or third-party campaigner.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate, third-party campaigner or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

Financial interest a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made; or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it; or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange); or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

Associated persons persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission); or
- b) they are related bodies corporate under the Corporations Act 2001 of the Commonwealth; or
- c) they are directors of the same body corporate, or they are directors of different bodies corporate that are related bodies corporate under the Corporations Act 2001 of the Commonwealth; or
- d) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation; or
- e) they have any other relationship prescribed by the regulations.

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, January 30, 2026 8:35:02 AM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: FW: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

-----Original Message-----

From: Belle McIntyre <[REDACTED]>
Sent: Friday, 30 January 2026 2:58 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy Li,

I STRONGLY OPPOSE THE PROPOSAL FOR A GENOCIDE SUPPORTING MCDONALDS TO TAINT KING STREET!

King Street isn't just a street. It's one of Sydney's most unique and creative precincts!

It's FULL of independent businesses, late-night food spots, art, culture, and community. It's a place that brings people together and celebrates diversity!!!!

These kinds of developments put pressure on small local businesses that make Newtown what it is. They create more traffic, more noise, and make the area less safe for pedestrians especially at night when the street comes alive.

We don't need another generic chain fast food store here. We need to protect what we already have! A thriving, diverse, and locally-owned community that people actually want to be part of!!!! CLEMS IS RIGHT THERE AND A DELICIOUS LOCAL FAST FOOD RESTAURANT!

This isn't just about one shopfront. It's about keeping the spirit of King Street alive!!!!!!!!

I staunchly oppose the proposal!

regards,
Belle McIntyre
a concerned local

From: Karen Martin Rolfe <[REDACTED]> on behalf of Karen Martin Rolfe
<[REDACTED]> <Karen Martin Rolfe <[REDACTED]>
Sent on: Friday, January 30, 2026 12:23:42 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

RD/2025/585/B - [212-214 King Street, NEWTOWN, NSW](#) 2042

To the City of Sydney Council,

I am writing to note my strong objection to the DA proposal for a McDonalds at 212-214 King Street.

Having lived in Newtown for over 25 years I highly value the unique independent spirit of the suburb and strongly feel this McDonalds will undermine the local character and adversely affect the independent businesses in the area. The proposed location of this McDonald's right next to the longtime, much local business of Clem's Chicken, is particularly concerning.

Combined with the recent arrival of KFC, another American fast food chain, across the street, a McDonalds risks diluting King Street's unique, independent retail and hospitality mix, setting a precedent for further chain expansion that threatens the area's distinct cultural and small business ecosystem.

The late trading hours is likely to attract late-night loitering, littering, noise, and intoxicated crowds, combined with teens, a key market for fast food, resulting in safety issues, anti-social behaviour and extra strain on local policing and emergency services.

A McDonalds will add to traffic congestion and local parking strain, with the added likelihood of increased illegal parking while passerbys 'pop in' for familiar fast food, causing further negative impacts without any benefit whatsoever to the local community.

I do not believe the local community would gain any benefit from a McDonalds here and that most residents would feel it will have a negative impact and would object to this application if they were aware of it.

Kind regards
Karen Martin

From: Belle McIntyre <[REDACTED]> on behalf of Belle McIntyre

<[REDACTED]> <Belle McIntyre <[REDACTED]>

Sent on: Friday, January 30, 2026 2:57:31 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy Li,

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It's FULL of independent businesses, late-night food spots, art, culture, and community. It's a place that brings people together and celebrates diversity!!!!

These kinds of developments put pressure on small local businesses that make Newtown what it is. They create more traffic, more noise, and make the area less safe for pedestrians especially at night when the street comes alive.

We don't need another generic chain fast food store here. We need to protect what we already have! A thriving, diverse, and locally-owned community that people actually want to be part of!!!! CLEMS IS RIGHT THERE AND A DELICIOUS LOCAL FAST FOOD RESTAURANT!

This isn't just about one shopfront. It's about keeping the spirit of King Street alive!!!!!!!!

I staunchly oppose the proposal!

regards,
Belle McIntyre
a concerned local

From: James Khoo <[REDACTED]> on behalf of James Khoo <[REDACTED]> <James Khoo <[REDACTED]>
Sent on: Friday, January 30, 2026 9:50:58 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Submission to the City of Sydney Council – Objection to McDonald’s Proposal in Newtown

Re: Development Application RD/2025/585/B – Proposed McDonald’s Restaurant, King Street, Newtown

Dear Members of the City of Sydney Council,

I respectfully submit this objection to the proposed development application for a McDonald’s restaurant at King Street, Newtown. Based on the character of Newtown, community impact, and compliance with planning objectives, I believe this proposal is not suitable for the site and contrary to the public interest.

1. Incompatible with Newtown’s Local Character and Identity

Newtown is known for its vibrant, independent food scene and unique local culture — a place shaped by decades of small, locally-owned cafés, restaurants, and creative businesses. A major global fast-food chain such as McDonald’s would erode this identity by displacing the diversity and character that make Newtown distinctive and valued by residents and visitors alike. ([ABC](#))

The strength of local opposition — demonstrated by large volumes of public submissions against the previous application — reflects the community’s desire to protect this character. ([9News](#))

2. Unfair Competitive Impact on Local Businesses

Independent food operators in Newtown already face high rent, wages, and operating costs. A large corporate franchise benefiting from extensive marketing, lower supply costs, and economies of scale would create an uneven playing field. Small businesses may struggle to compete, potentially leading to closures and job losses in local enterprises. ([9News](#))

By contrast, the presence of diverse small eateries supports varied employment, locally sourced food, and a resilient economic ecosystem — outcomes that align with broader City of Sydney economic planning objectives.

3. Traffic, Safety, and Infrastructure Issues

Previous council assessments raised valid concerns about inadequate infrastructure associated with the proposal — including inadequate loading zones, reliance on footpaths for delivery movements, lack of toilets for customers, and limited parking — which could burden local streets and compromise pedestrian safety. ([9News](#))

Furthermore, NSW Police previously expressed concerns about possible increases in anti-social behaviour, noise, and traffic congestion resulting from extended trading hours, particularly if operations run late into the night. ([9News](#))

4. Unnecessary Redundancy and Public Health Considerations

King Street already hosts multiple takeaway food outlets, and there is no demonstrated community need for another large fast-food chain. Adding another high-volume fast food operator increases competition for what is already a saturated market. This duplication provides limited benefit, particularly given community interest in enhancing access to healthy, locally prepared food options. ([Change.org](#))

From a public health perspective, increasing the availability of low-nutritional fast food in environments where other healthy food options are available does not align with broader health objectives that councils increasingly adopt.

5. Negative Impacts on Amenity and Social Well-Being

A high-turnover, chain-style outlet — especially with late-night trading — can generate increased foot traffic and noise beyond the norms of King Street’s existing trading patterns. This activity risks undermining the amenity and liveability of the surrounding residential precinct, particularly for families, shift workers, and older residents who rely on peaceful streets at night. ([Sydney Meetings](#))

Additionally, evidence from previous proposals suggests concerns about litter, late-night congregation, and strains on waste management services if proper mitigation is not meaningfully addressed. ([Sydney Meetings](#))

Conclusion

In conclusion, the proposal for a McDonald’s restaurant in Newtown is inconsistent with the area’s unique character, puts local businesses at a competitive disadvantage, raises legitimate safety and infrastructure concerns, and does not demonstrate a community need. Based on these factors, I strongly urge the Council to **refuse** the development application in its current form.

Thank you for considering this submission.

Yours sincerely,
James

From: Lisa Gardner <[REDACTED]> on behalf of Lisa Gardner
<[REDACTED]> <Lisa Gardner <[REDACTED]>
Sent on: Friday, January 30, 2026 10:58:49 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Delivery drivers outside 1 Watkin street in No Standing zone.pdf (99.25 KB), delivery drivers on Watkin street No Standing zone.pdf (167.82 KB), litter left by Uber Eats driver - witnessed dumping.pdf (189.39 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillors,

I would like to object to the proposed development of a McDonalds at 212-214 King Street.

All the concerns raised in the previous application from this organisation still exist despite the minor modifications that have made to trading hours and their claim that the bike/footpath will be ok.

One of my main concerns is the impact on residents nearby, and in particular the uber eats or delivery bikes that are currently already a HUGE problem for residents that live in streets that come off King Street.

These bikes are mostly motorbikes that are loud and the drivers park in the No Standing zones on Watkin street on a daily basis and every night - where they are loud with their use of phones, their music playing and their bike engines idling. They also smoke and vape to the extent that this enters my home via door and window cracks. They also dump their own litter on the pavements and gutters - leaving mess and attracting rats.

This is currently having a huge environmental impact and is a health, waste and is safety and sanitary issue. The impact on residents is constant. This has escalated since covid and has never been addressed so has become worse as more and more of these delivery drivers operate around the increase in fast food outlets on King street that operate primarily for take away. If it is already not being managed surely a fast food outlet operating at late nights and early morning hours using more delivery drivers will be even worse.

I would like to request that the council puts up some signs similar to the No Stopping signs (which do n to stop them all gathering and parking for long periods on Watkin street anyway) to specifically state NO DELIVERY BIKE PARKING _ THIS IS A RESIDENTIAL ZONE.

Even with this - the problem will be difficult to manage.

My concern specifically relating to the McDonalds is that it will definitely generate more uber deliveries generating even more of the issues described above at hours where residents should surely be allowed to have some quiet and no their noise directly outside their homes, and it will also increase the other issue we have of people sitting on our pavements eating then leaving their litter. This take away has limited seating so we already have this issue and more take away with limited seating at late night means more people doing this.

The residents of Watkin street and other residential zones tolerate a lot of anti social behaviour with people drinking and yelling and fighting - and urinating - near our homes. I feel it is the responsibility to put measures in place to allow residents to feel safe and not have to continually deal with the impact of commercial premises. At 1 Watkin street I am separated from King street by one block - with Buckland lane. Can some form of limitation or boundary for people working with commercial premises by made at the lanes such as Buckland lane - to state that beyond that it is a

residential zone and requires quiet and no delivery driver parking. It would also be good to have no smoking and vaping directly outside homes such as is required in other buildings..

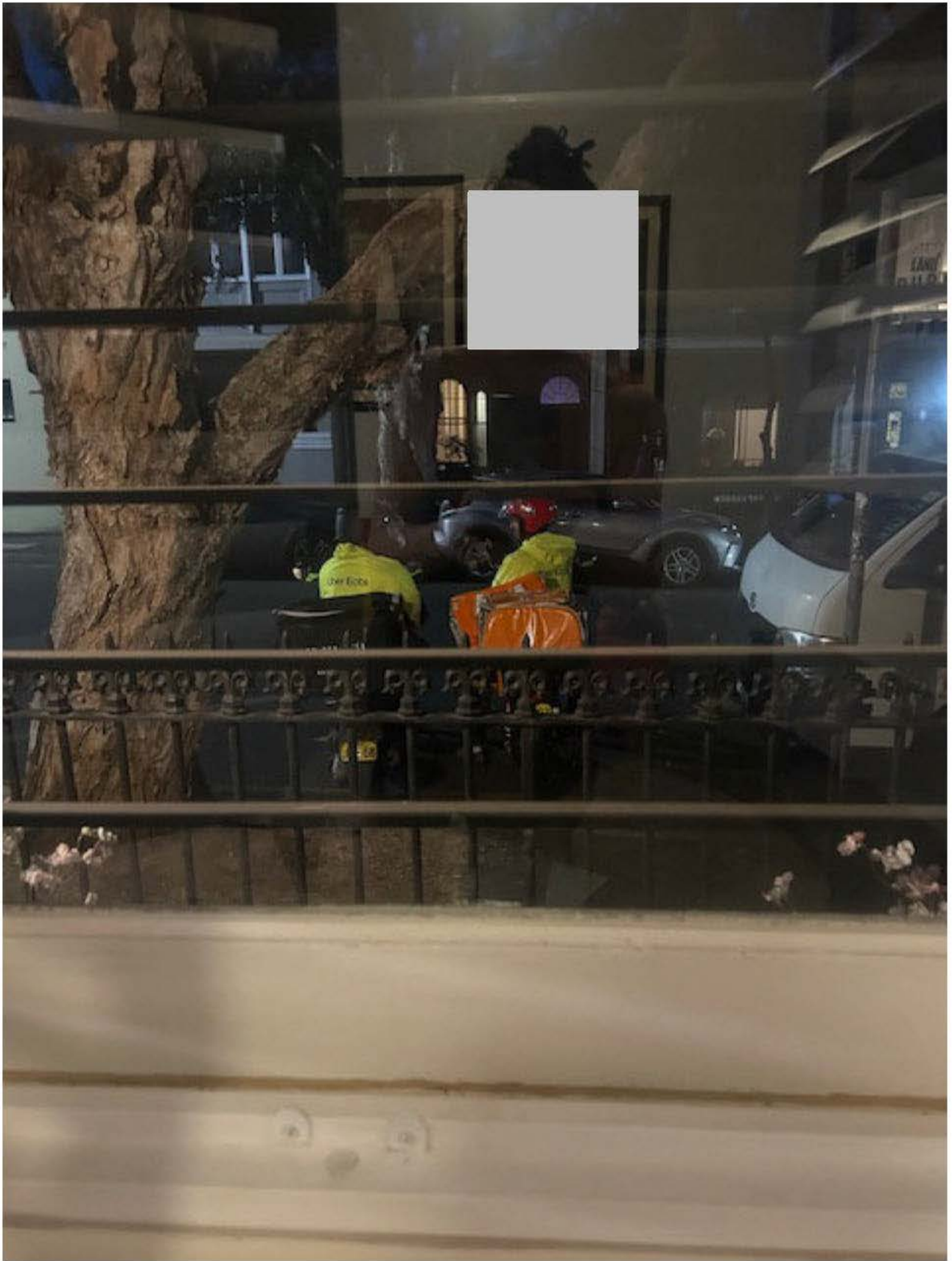
McDonalds cannot directly manage or control the impact of their late night trading and the behaviour of the delivery drivers or the public that purchase their take away and then eat it in the streets - so this is why they should not be allowed to open in the location. They are more suited to a commercial area that is not in the proximity of residential streets.

I have attached some pictures of delivery drivers parking in the No stopping zones, and the typical litter that is left by them. I could take photos all day and night - but don't as I am afraid of the reaction of the drivers. Sometimes the delivery drivers are also in cars that park in these No Stopping zones outside my home and it is the same ones most days - so clearly they are not getting tickets or they would stop doing this. It demonstrates that the problem is already difficult to manage and needs steps to stop this impact rather than adding to the problem with longer hours.

Kind regards
Lissa Gardner
1 Watkin street
Newtown

Lisa Gardner
Head of Performing Arts
Australian Performing Arts Grammar School









From: Anne Davarias <[REDACTED]> on behalf of Anne Davarias <[REDACTED]> <Anne Davarias
<[REDACTED]>
Sent on: Friday, January 30, 2026 7:10:13 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I do feel a take away operating until 2am is not appropriate with regards to noise levels and street waste management produced by customers. There are residential apartments above many of King Street & Brown Street buildings that would be affected by both noise and street waste.

The previous tenants have been businesses that do not generate street waste or noise. These have closed at a responsible hour.

I feel the pavement will become congested and blocked by online food delivery bikes and riders. This is already a hazard on the pavements now. Has any provision been made for this?

Please reconsider approval for the concerns raised above.

Regards,

Anne Davarias

Sent from Outlook for Android

Sent from [Outlook for Android](#)

From: <[REDACTED]>
Sent on: Monday, February 2, 2026 9:21:54 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Letter of Objection to the Division 8.2 Review of Determination in respect of DA RD2025585B .pdf (59.76 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please find **attached** a copy of my Letter of Objection to the Division 8.2 Review of Determination in respect of DA RD/2025/585/B

Regards,
Ben

City of Sydney Council
Town Hall House
456 Kent St
SYDNEY NSW 2000

2 February 2026

Re: Letter of Objection to the Division 8.2 Review of Determination in respect of DA RD/2025/585/B

To the Consent Authority,

I write to formally object to McDonald's Australia Limited's Division 8.2 Review of Determination in respect of DA RD/2025/585/B for alterations and additions for use as a takeaway food and drink premises with associated signage.

The Review material fails, again, to address fundamental and unresolved planning deficiencies. The proposal, as presented, remains wholly incapable of demonstrating that it can operate without unacceptable and unmitigated impacts on pedestrian safety, the public domain, and local residential amenity. These deficiencies are not minor or capable of being cured by conditions; they go to the core suitability of the site for the intensified use now sought.

1. Failure to Demonstrate Safe and Practical Pedestrian Access

The proposal does not adequately demonstrate safe and practical pedestrian access to and past the site, particularly having regard to the proposed servicing arrangements and the significant number of food delivery riders expected to use the premises.

The material provided fails to address how delivery riders, on bicycles and motorcycles, will interact with pedestrians within an already constrained footpath environment. The expectation that delivery riders will wait, congregate, manoeuvre, or park within the public footway is manifestly inappropriate and creates an obvious and foreseeable conflict with pedestrian movement.

No swept paths, rider management plans, footpath capacity analysis, or pedestrian safety assessments have been provided. The absence of this analysis is particularly concerning given the scale and intensity of modern app-based food delivery operations associated with premises of this nature.

In its current form, the proposal effectively externalises operational impacts into the public domain, contrary to basic principles of orderly and economic land use.

2. Absence of On-Site Parking for Delivery Riders

The proposal makes no provision for on-site parking or waiting spaces for delivery riders.

This omission will inevitably result in bicycles and motorcycles being parked on footpaths, against kerbs, or within pedestrian desire lines, obstructing the public domain and creating safety risks, particularly for people with mobility impairments, prams, and the visually impaired.

This outcome is entirely predictable and has been repeatedly observed at comparable premises. Yet the applicant has provided no credible strategy to avoid it.

The failure to accommodate delivery riders on-site is inconsistent with the objectives of the Sydney DCP 2012 relating to transport, parking, accessibility, and the protection of the public domain.

3. Non-Compliance with Sydney DCP 2012

The proposal does not comply with the relevant objectives and provisions of the Sydney DCP 2012, including but not limited to controls relating to:

- waste management and servicing,
- transport and parking,
- hours of operation,
- pedestrian safety and amenity, and
- protection of the public domain.

The Review submission does not meaningfully address these non-compliances, nor does it provide a justification demonstrating that the objectives of the controls are nonetheless achieved. A bare assertion that impacts can be managed through conditions is not a substitute for proper compliance or analysis.

4. Unresolved Internal and External Referral Issues

Matters raised by internal and external referrals remain unresolved. In particular, concerns regarding the absence of on-site bicycle parking and the lack of a dedicated loading zone have not been addressed.

Given the spatial constraints of the site, it is not credible to suggest that these impacts can be mitigated or minimised through conditions of consent. The physical limitations of the site mean that the impacts are inherent to the proposal itself.

Approving the development in the face of these unresolved issues would be inconsistent with the precautionary and orderly planning framework established under the Environmental Planning and Assessment Act 1979.

5. Inadequate Noise Assessment and Unacceptable Hours of Operation

The noise assessment report is plainly inadequate. It fails to meaningfully assess the cumulative impacts of extended trading hours, late-night servicing, delivery rider activity, and patron congregation associated with takeaway operations.

The proposed hours of operation are excessive and unreasonable in a context that directly interfaces with residential uses. The inevitable result will be sleep disturbance, loss of amenity, and ongoing conflict between the use and surrounding residents.

The suggestion that delivery riders will use the street footpath as an operational waiting and access area at late hours is, frankly, untenable. It demonstrates a complete disregard for both pedestrian amenity and residential impacts.

6. Unsuitability of the Site for the Intensified Use

Taken as a whole, the proposal demonstrates that the site is not suitable for the intensified takeaway and delivery-focused use now sought.

The applicant has failed to show that the development can operate:

- safely,

- without unreasonable impacts on pedestrians,
- without degradation of the public domain, and
- without unacceptable impacts on local residents.

These are not matters that can be deferred or conditioned away. They require substantive redesign or a refusal of consent.

7. Hours of Operation

The proposed hours of operation, 7.00am to 2.00am on Fridays and Saturdays and 7.00am to 11.00pm Sunday to Thursday, are wholly inappropriate for the site and entirely inconsistent with the protection of residential amenity required under section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*. Trading until 2.00am will inevitably result in late-night noise, loitering, delivery rider activity, servicing, and associated disturbance well beyond acceptable thresholds for a mixed-use or residentially proximate environment. The applicant has failed to demonstrate, through credible acoustic modelling or operational controls, that these impacts can be adequately managed or mitigated. In the absence of such evidence, the proposal effectively assumes that surrounding residents must bear the burden of a near-24-hour commercial operation. This is not a reasonable planning outcome and represents a clear and unacceptable overreach in operational intensity that the site is neither designed nor located to accommodate.

Conclusion

For the reasons set out above, the Division 8.2 Review should be refused. The proposal remains fundamentally deficient, non-compliant with applicable planning controls, and incapable of being conditioned to an acceptable standard.

To approve this development would be to knowingly sanction ongoing pedestrian conflict, public domain obstruction, and residential amenity impacts, contrary to the objectives of the planning framework.

Yours faithfully,

A rectangular grey box used to redact the signature of Ben Christoffel.

Ben Christoffel

From: Alice Williams <[REDACTED]> on behalf of Alice Williams
<[REDACTED]> <Alice Williams <[REDACTED]>
Sent on: Sunday, February 1, 2026 10:25:15 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cissy,

I'm writing to oppose the DA application on the basis of:

1. the poor cultural fit
2. damage to local business of this multinational on King St, Newtown.
3. It does not address safety concerns for pedestrians on King St with the volume of deliveries likely from the venue.
4. It is aesthetically out of keeping with suburb
5. It impacts the health of the community and environment negatively
6. and is a poor choice for fair employment
7. Smell and sound pollution

thank you for understanding these objections,

Alice Williams

From: Lulamay craufurd gormly <[REDACTED]> on behalf of Lulamay craufurd gormly
<[REDACTED]> <Lulamay craufurd gormly <[REDACTED]>

Sent on: Sunday, February 1, 2026 5:19:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please, please do not allow another McDonald's in the city of Sydney. There is one in just about every suburb and anyone in Newtown wishing to eat McDonald's can visit the 2 in Marrickville, Broadway, Annandale, st Peter's ... Or perhaps some of the many many small business vendors on king st itself.

I strongly reject this proposal as being good for the community in the slightest.

Lulamay, lifelong resident of the inner west of Sydney

From: Lachlan R. Dale <[REDACTED]> on behalf of Lachlan R. Dale
<[REDACTED]> <Lachlan R. Dale <[REDACTED]>

Sent on: Sunday, February 1, 2026 2:23:06 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am writing in opposition to the Submission RD/2025/585/B at 212-214 King Street NEWTOWN NSW 2042.

Newtown is a thriving hub for independent and local businesses. Allowing McDonalds to move in will undermine the culture of the area, and its proud history of supporting local and independent business.

I also have concerns that we may see large crowds spilling out on the narrow pavement on King St, and that this will bring additional waste, congestion and noise.

I have lived in the area for 13 years now, and want to see the culture and history of the area maintained.

Thank you for your attention.

--

Lachlan Dale

Label Manager

Art As Catharsis + Worlds Within Worlds

From: nathan velt <[REDACTED]> on behalf of nathan velt <[REDACTED]> <nathan velt <[REDACTED]>

Sent on: Sunday, February 1, 2026 10:49:54 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

There's already enough McDonalds outlets in this country killing people. We don't need anymore.

Sent from my iPhone

From: Reuben <[REDACTED]> on behalf of Reuben <[REDACTED]> <Reuben <[REDACTED]>

Sent on: Saturday, January 31, 2026 6:09:53 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Systems Admin Planning <planningsystemsadmin@cityofsydney.nsw.gov.au>

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am writing in support of the appeal against Development Application D/2025/585 for the proposed McDonald's at 212–214 King Street, Newtown.

While I do not live in Newtown itself, I live in a neighbouring suburb and spend the majority of my working and social time in Newtown. I work locally, meet clients and colleagues in the area, and regularly use King Street and its surrounding streets during both daytime and evening hours. As such, I experience Newtown not as a visitor, but as part of my daily routine and community life.

From this perspective, the proposed development raises serious concerns about cumulative impact, public health, and the ongoing erosion of what makes Newtown function as a distinctive and liveable place.

King Street is already a high-pressure environment. It carries heavy pedestrian traffic, significant vehicle movement, late-night activity, and a concentration of hospitality uses. Introducing a large-format, late-trading fast-food outlet into this context is not a minor change. It would further intensify congestion, noise, delivery traffic, litter, and crowding, particularly in the evening and late-night hours when the street is already operating at capacity.

Fast-food outlets of this scale have a well-documented tendency to externalise their impacts into the public realm. Queuing, loitering, delivery riders waiting on footpaths, idling vehicles, and discarded packaging all affect how the street is experienced by everyone who uses it, not just nearby residents. As someone who walks King Street frequently, I am concerned that this proposal would materially degrade the quality and safety of the public space.

There are also broader public health considerations that should not be dismissed. The site is located close to a local high school and along a major pedestrian route used daily by students. While the development is not directly adjacent to the school, its proximity means young people would be regularly exposed to the outlet before and after school. The concentration of fast-food outlets near schools and youth spaces is widely recognised as contributing to unhealthy food environments and poorer long-term health outcomes.

Planning decisions play a role in shaping the everyday choices people are nudged toward. Approving a major multinational fast-food outlet in this location sends a signal about what kinds of uses are prioritised in the heart of Newtown, and who the area is being shaped for.

I am also concerned about the consistency of this proposal with Newtown's established character. One of the reasons people from surrounding suburbs, including myself, are drawn to Newtown to work, socialise, and spend time is its fine-grain mix of independent businesses, cultural venues, and local services. The replacement of this diversity with large, standardised corporate formats risks turning King Street into something more generic and less resilient over time.

Finally, there is the issue of cumulative impact. Even if individual impacts are argued to be manageable in isolation, the combined effect of another late-trading, high-volume venue must be considered in the context of what already exists. From regular, lived experience of the area, it is difficult to see how this proposal would improve the functioning of King Street or serve the broader community that uses it daily.

For these reasons, I support the appeal and urge that Development Application D/2025/585 be refused. The proposal

does not represent a balanced or appropriate outcome for Newtown as a place of work, social life, and community.

Yours sincerely,

Reuben Alexander.



From: Ken Radford <[REDACTED]> on behalf of Ken Radford <[REDACTED]> <Ken Radford <[REDACTED]>
Sent on: Sunday, February 1, 2026 8:46:33 PM
To: council@cityofsydney.nsw.gov.au
Subject: Development Application RD/2025/585/B - 212-214 King Street, Newtown NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

In relation to the objections I am to make in regard to this development application I would like my name and address kept private.

I am objecting to the application on the following grounds, which are basically the same as my objections to the first application to use the site for a McDonalds' take away restaurant.

I appreciate that the revised application operating hours have been amended from 24 hour operation of the business but unfortunately can't comment on whether the new hours are similar to other food businesses in the area.

- I am still concerned that another fast food business will increase the number of Ebikes operated by home delivery companies, being ridden along the footpaths of King Street, Newtown. From what I observe there is no policing of the bike riders riding along the footpaths of King street now, making it dangerous at times to walk along the footpaths. At some food outlets there can be up to 5-6 bikes blocking the footpath. The revised application does not address this issue.

- The park known as the WJ Thurbon Reserve on Brown Lane is a popular spot for people who have bought takeaway food to sit and eat. Almost every morning the park is littered with garbage from these people even though there is a garbage bin on site. I believe another takeaway business, even with the change to operating hours, will increase the number of people using the reserve and increase the garbage left behind. The park also fronts a small apartment building, with residents already having problems with the noise from people using the reserve late at night. Recently a person, from premises adjacent to the said building, confronted people who were leaving the park late at night about the noise they were making and got hit over the head with a bottle. Police caught the culprit.

Regards

Ken Radford
5/1B Whateley Street,
Newtown NSW 2042

From: Anne B <[REDACTED]> on behalf of Anne B <[REDACTED]> <Anne B <[REDACTED]>
Sent on: Monday, February 2, 2026 11:41:48 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I've studied the revised application.

Below are a few issues that I've noted.

The architectural drawing for the front right of the store, (214) is noted as opening bi-fold windows - which suggests that it's a serving area for the cafe/coffee area. In fact it is opening bi-fold doors for access from the street front for deliveries. The doors are noted in the design notes but not the drawings.

The delivery solution of a palletised truck for large deliveries with a ramp or access platform will create a hazard for pedestrians. It narrows the footpath considerably for safe passage in front of the store.

The surveyed usage of the loading zone was conducted during the examination period for the University of Sydney. This is a period when most students aren't on campus or aren't wandering into Newtown to shop. This means that the loading zone could have been seriously under utilised for deliveries to all nearby retail outlets.

Brown Lane cannot be used for loading and unloading, however the grease arrestor/trap is located at the back of the building - Brown Lane. Upon research I've noted -

"Most grease traps need emptying twice a month. A typical restaurant can produce 2 litres of grease and sludge a day. In a 100 litre grease trap. So every two weeks is about right in that case. If the same application has a 200 litre grease trap then once a month is probably sufficient. That said, it depends on the number of meals per day and in many cases the type of food being served.

The process typically takes 30 minutes to an hour, depending on the size and condition of the grease trap."

This indicates that the area behind the store - with a 'No Stopping' sign in Brown Lane will be compromised for extended periods - this will increase any traffic congestion that is already occurring.

McDonald's has already opened and closed a store in Newtown - in 1989 - 1998 - it's location was closer to the station, which makes sense for pedestrian traffic. This store also had no public toilets, which is part of the expectation of customers as part of the McDonald's experience. Fabulous clean toilets to use after a meal or drink. My older sister was a manager at the Gladesville store and told me how important the toilets were for the customers. With seating for only 12 customers, this McDonald's is really not much more than many other hole in the wall takeaway outlet.

There are already several restaurants and takeaways along this stretch of King Street and no convenient stopping places for the Uber Eats and other delivery services. One restaurant even has a notice for the pick up people to stay outside - this increases issues for pedestrians, mothers and prams and older people try to navigate their way along the footpath.

There are approximately 10+ empty food outlets, take away businesses in King Street between Queen Street and Mary Street. One of the significant recent closures December/January is Big Daddy's Burger Bar - an American style burger joint at 227 King Street, diagonally opposite the proposed McDonald's site, that opened 10 years ago.

In my opinion and based on the above issues Newtown doesn't need a McDonald's outlet.

kind regards

From: [redacted] <[redacted]> on behalf of [redacted] <[redacted]>
[redacted] <[redacted]>
Sent on: Saturday, January 31, 2026 2:57:06 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council

I object to the above proposal.

Approving fast food multi nationals KFC and McDonald's is an impingement on the unique atmosphere of King St.

There are already in operation smaller 'burger' outlets which border on the 'junk food' category. The food sold at KFC and McDonald's promotes further unhealthy eating choices. The hours of the proposed operation are very long and could easily attract undesirable people hanging about late at night.

There are family run eating places such as Clem's which have loyally stayed for a very long time.

In my opinion, the unique atmosphere in King St is slowly going downhill with 'junky' tobacco stores and too many ice cream outlets.

yours sincerely

[redacted]
Camperdown

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, February 2, 2026 3:22:57 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Object to Submission RD/2025/585/B

From: Tanya Stevanovic <[REDACTED]>
Sent: Monday, 2 February 2026 3:22 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Object to Submission RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Subject: I Object to Development Application RD/2025/585/B – 212-214 King Street, Newtown

The Displacement of Newtown's Unique Character.

To whom it may concern,

I'm writing again as a long-term Newtown retailer and resident to express deep concern over recent shifts in the area's retail makeup — particularly the replacement of unique, independent businesses by generic fast food outlets, and the resulting erosion of the very qualities that Council itself promotes as Newtown's defining character.

Newtown's success as a local and visitor destination has always been tied to its diversity, walkability, creative spirit, and distinctive, fine-grain retail offerings. This is not just a matter of pride — it's a deliberate point of promotion by Inner West Council. Newtown is celebrated as a place of vibrant culture, independent trade, and inclusive street life.

But that identity is now at risk.

Within 100 metres of my home, there are now so **many fast food outlets**, with more on the way. A McDonald's is set to open in a site previously home to a **fashion and jewellery** store — a telling example of how the "Newtown character" is being pushed out by retail types readily available in nearby centres like Broadway. This shift is not just aesthetic — it undermines the distinctiveness that draws people here in the first place.

This is a textbook example of planning decisions favouring **short-term convenience over long-term place value**. Encouraging the lowest-common-denominator retail — takeaway food, mass chains, and late-night-only uses — without protections for smaller, character-rich businesses is a dangerous path. It leads to monocultures that drive out residents, discourage diversity, and ultimately render once-thriving precincts sterile or unsafe.

We've seen this before. Kings Cross offers a cautionary tale: a vibrant area transformed over time into a late-night monoculture, its fine-grain retail and continental charm swept away by noise, alcohol, and over-saturation. What followed was a loss of community trust, increased crime, and eventual government intervention. It's a high price for poor planning.

Cities like **Paris** take a more strategic, character-focused approach. There, municipal authorities actively regulate business mix to ensure diversity — even **subsidising rent** when vital businesses (like a single neighbourhood bakery) are at risk of disappearing. This sort of **mixed-use resilience** ensures neighbourhoods remain liveable, attractive, and community-led.

Importantly, this isn't just an overseas ideal. The **NSW Government now provides clear placemaking guidelines** that explicitly encourage Councils to support:

- A diverse mix of land uses and business types
- Independent and local ownership
- Protection and enhancement of unique local identity
- Balanced, community-informed night-time economies

Council is also aware that this stretch of King Street **is not** part of a designated **Special Entertainment Precinct (SEP)**. Unlike Enmore Road (already designated as NSW's first SEP), King Street is not zoned to carry the associated burdens of extended late-night activity, noise, or food service clustering. Yet that's precisely what's occurring **184**rough planning by neglect rather than design.

A successful precinct — whether in Sydney, Paris or elsewhere — requires the **right mix of businesses, housing, and public uses**. Without this, we risk becoming just another oversaturated corridor of takeaway and noise, indistinct from Broadway, Parramatta Road, or any other fast-food strip.

I urge Council to consider:

- 1. Introducing planning controls to limit over-concentration of specific business types (e.g., fast food, alcohol, late-night takeaway)
 - 2. Actively protecting and promoting character-driven, independent retail through zoning, grants, and promotion
 - 3. Ensuring that the policy aligns with the placemaking principles already outlined by the NSW Government
 - 4. Publicly committing to maintaining and enhancing the unique identity of King Street, not eroding it through passive approvals
- Newtown is a place of **community, creativity and character**. But that didn't happen by accident — and it won't survive by accident either.

Yours sincerely,

Tanya Stevanovic



Tanya Stevanovic

Customer Service



[Discover New Arrivals](#) [Build Your Own Bundle & Save 20%](#)

From: Julie Baker <[REDACTED]> on behalf of Julie Baker <[REDACTED]> <Julie Baker <[REDACTED]>

Sent on: Monday, February 2, 2026 6:55:11 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Fwd: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I was unable to submit feedback on this DA via the ePlanning search - city.sydney/find-da (preferable). The link kept presenting a blank page when I clicked on the Agree button.

I am writing to object to RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042.

My concerns are:

- Insufficient garbage bins both within the premises and along to King Street to manage all the rubbish that will be produced. It is not unusual for people to just drop their litter in the street once they have finished consuming whatever they purchased. This will be exacerbated by McDonalds which I expect would have a higher turnover of customers and thus produce more waste to be discarded on the street. This creates a health risk and generally makes King Street look untidy.
- Extended hours of operation on Fridays and Saturdays - I would like to see this reduced to 7am - midnight. In my opinion, longer hours are not necessary and will only disturb local residents.
- Additional delivery drivers trying to collect food, which creates further hazards for both through traffic and pedestrians.
- Potential traffic disturbances caused by delivery vans providing the produce, meat and other items needed by McDonalds to operate. Brown Lane is compact and King Street is a clearway on that side in the evenings.

My objections do not relate to whether we do or don't need another fast food operator on King Street, more the negative impact this operator will have on the functioning of King Street and the overall neighbourhood.

Thanks.
Julie Baker

Julie Baker
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

Date: Thu, 22 Jan 2026 at 14:05

Subject: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

To:

Applicant name:

MCDONALD'S AUSTRALIA LIMITED

Reference number:

RD/2025/585/B

Site address:

212-214 King Street, NEWTOWN NSW 2042

Proposed development:

Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **13 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing [cityofsydney/development-comment](https://cityofsydney.nsw.gov.au/cityofsydney/development-comment) in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au

Providing feedback on development proposals

1. If you would like to comment on the proposal, you can email your feedback before the closing date at ePlanning search - [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) (preferable) or by posting to City of Sydney, GPO Box 1591, Sydney NSW 2001, including the relevant application number and address. If your feedback is an objection, your reasons should be clearly given. We would like to know about the issues that are important to you.

2. City of Sydney employees assess applications against planning criteria in local planning

controls and state legislation. You can view the planning controls on our website at cityofsydney.nsw.gov.au/development-control-plans.

3. We will send you a letter or email confirming we have received your feedback and will carefully consider it as part of the assessment.
4. Any feedback about this development will **not** be kept confidential and will be made completely available on the City of Sydney's website as explained in the terms and conditions of making a submission in ePlanning search.
5. If you want some or all identifying information about you to be private, instead of using ePlanning search send your feedback to council@cityofsydney.nsw.gov.au. You must include the relevant application number, and the site address in your email. Tell us what identifying information you want kept private in the first paragraph of your feedback. We will still publish your feedback but with information which may identify you withheld.
6. Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.
7. If amendments are made to the application before determination and City of Sydney employees consider these to be minor or to reduce impacts, you will not be notified again. However, we will contact you if significant changes are made to the current proposal.
8. The Local Planning Panel or the Central Sydney Planning Committee will directly determine more significant or contentious applications. The committee deals with applications valued over \$50 million. Applications that involve minor development or less complex issues will ordinarily be determined under delegation of Council, by the Director of City Planning, Development & Transport.
9. If the application is to be determined by the Local Planning Panel, City of Sydney employees will contact people who provided feedback, wherever possible. Due to the short timeframe from when an agenda is published to the meeting taking place, it is not always practical to post a letter to people who commented. We ask you to include a daytime phone number or email address, so we can contact you quickly.
10. The Local Planning Panel generally meets every second Wednesday. The Central Sydney Planning Committee generally meets every 3 weeks on Thursday evenings. The public is welcome to attend these meetings, which are held in the Council Chambers at Sydney Town Hall, 483 George Street. Contact Secretarial on 02 9265 9333 to find out the dates and times of the next meetings. You can ask to speak at committee meetings, and if this is possible, you will have three minutes to present your issues.
11. Agendas and reports for committee are generally available one week before the meeting on the City of Sydney's website, meetings.cityofsydney.nsw.gov.au. Copies are also available free of charge from our customer service centre at Town Hall House and our neighbourhood service centres in Glebe, Green Square and Kings Cross.
12. When a final decision is made about an application, we will inform everyone who gave feedback about the outcome. For development proposals determined by the Local Planning Panel or Central Sydney Planning Committee, the minutes of meetings will be available on the City of

Sydney's website.

13. Should you provide feedback, if you have given a gift or made a donation to a councillor, employee or approved contractor of the City of Sydney in the past 2 years, you must include a disclosure statement with your feedback ([city.sydney/disclose-donation-gift](https://city.sydney.nsw.gov.au/disclose-donation-gift)). Failure to disclose relevant information is an offence under the *Environmental Planning and Assessment Act 1979*. It is also an offence to make a false disclosure statement.

14. City of Sydney employees are available to assist you. You can talk with City of Sydney planner dealing with the application about its progress, planning controls, the possible timing of consideration by committee (if applicable) and further information on anything that is not clear from the application documents.

_ This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

From: Georgia Verkuylen <[REDACTED]> on behalf of Georgia Verkuylen
<[REDACTED]> <Georgia Verkuylen <[REDACTED]>
Sent on: Tuesday, February 3, 2026 9:49:33 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cissy and Sydney City Council,

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Best,

Georgia

From: Neva Frecheville <[REDACTED]> on behalf of Neva Frecheville
<[REDACTED]> <Neva Frecheville <[REDACTED]>

Sent on: Tuesday, February 3, 2026 7:43:39 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

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The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

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The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

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Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Kind regards,

Neva

From: Shannon Keogh <[REDACTED]> on behalf of Shannon Keogh
<[REDACTED]> <Shannon Keogh <[REDACTED]>

Sent on: Tuesday, February 3, 2026 10:36:33 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

As an Inner West residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

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The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

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Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

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The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

SHANNON KEOGH

[REDACTED]

From: Edwin O <[REDACTED]> on behalf of Edwin O <[REDACTED]> <Edwin O <[REDACTED]>

Sent on: Tuesday, February 3, 2026 12:10:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy

As local resident, I continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

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The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

I respectfully request the Council of Sydney refuse this application.

Yours sincerely,

Edwin Obando

Local resident

From: Davinder Mann <[REDACTED]> on behalf of Davinder Mann
<[REDACTED]> <Davinder Mann <[REDACTED]>
Sent on: Tuesday, February 3, 2026 11:52:04 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

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The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

Kind regards

Davinder Mann

From: Samantha Donnelly <[REDACTED]> on behalf of Samantha Donnelly
<[REDACTED]> <Samantha.Donnelly@[REDACTED]>

Sent on: Tuesday, February 3, 2026 2:55:46 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: FW: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello Mr McKay and Planning Department

Thank you for the opportunity to comment on the proposed Development RD/2025/585/B for 212-214 King Street, NEWTOWN NSW 2042, for McDonalds Australia Ltd.

I urge Council to **reject** the proposed development on the following grounds:

1. The proposed development further increases the potential for crime in an area that already experiences twice the level of crime experienced in NSW (CPTED Report, p.3). The introduction of a fast-food outlet, in particular, McDonald's, automatically increases late night interaction with public exiting pubs and venues, and creates the conditions for increased levels of crime and violence. This area is adjacent a medium density residential area with many young families.
2. The proposed development increases the level of acoustic interference in the area, particularly late at night. The addition of exhaust fans, motors, air-conditioning systems, deliveries, rubbish collection, and general noise from public until 2am is not reasonable given the residential nature of this particular area of King Street.
3. The proposed development does not adequately address the mitigation of odours, negatively impacting the existing air quality in the area. The air quality report shows insufficient detail to address the population sensitivity and health impacts, refer to Air Quality report (p. 18), specifically the impacts of fast-food exhaust waste and the increased levels of grease and smoke in the atmosphere. The report suggests increased, regular waste collection which further decreases amenity for local residents with increased noise. Waste collection requires increased access to the rear lane, roller door access, also increasing the potential for crime.
4. The proposed development does not address the increased danger from delivery bikes and e-bikes left on the footpath, particularly when this site is adjacent a busy pedestrian intersection and traffic light crossing. Increased accidents and dangers are not adequately addressed in the Traffic Management Report.
5. The proposed development will increase the incidence of litter in the area. McDonald's is one of the most littered brands worldwide, and beyond recommendations that the site be 'regularly cleaned' there is no suitable solution to the enormous environmental problem of food and beverage packaging that surrounds all the existing McDonalds sites in Australia and internationally.

Council should seriously consider the social and political implications of welcoming a McDonalds franchise to Newtown which is an area renown for its social diversity and cohesion. By supporting a multi-national, problematic franchise like this one in preference to an Australian creative, retail, hospitality organisations, Council is not following through on its Community Strategic Plan which states that Council is committed to: environmental sustainability, healthy food options, culturally diverse business, and safe, welcoming environments.

Thank you for your attention to this matter.

Kind regards

Dr Samantha Donnelly

Lecturer / Course Director
School of Interior Architecture
Faculty of Design and Society
University of Technology Sydney
Level 5, 702 -730 Harris Street, ULTIMO NSW 2007

E: [REDACTED]

ORCID: 0000-0001-8558-8285

Selected publications

Donnelly, S. (2025). "Unplanned Interiors As Care: Trauma-Informed Design and Everyday Spatial Practices in Women's Refuges". *Idea Journal* 22 (1):112–126. <https://doi.org/10.37113/ij.v22i1.617>

Donnelly, S. (2024) Women's refuges as workplaces: Design for care-practices in NSW (under embargo until 2026).

Donnelly, S. (2020). Design guide for refuge accommodation for women and children. UTS <https://doi.org/10.57956/68ZE-Z882>

Donnelly, S., Dyring, S, Kalms, N. and Stead, N. (2022). A design guide for older women's housing. (Monash University). https://www.monash.edu/_data/assets/pdf_file/0012/2879553/A-Design-Guide-for-Older-Womens-Housing.pdf

UTS Stories 2025: <https://www.uts.edu.au/stories/designing-safety-shaping-policy>

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

Date: Thursday, 22 January 2026 at 14:05

To:

Subject: [EXTERNAL] RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Applicant name:

MCDONALD'S AUSTRALIA LIMITED

Reference number:

RD/2025/585/B

Site address:

212-214 King Street, NEWTOWN NSW 2042

Proposed development:

Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **13 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing [cityofsydney/development-comment](https://cityofsydney.nsw.gov.au/cityofsydney/development-comment) in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au

Providing feedback on development proposals

1. If you would like to comment on the proposal, you can email your feedback before the closing date at ePlanning search - [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) (preferable) or by posting to City of Sydney, GPO Box 1591, Sydney NSW 2001, including the relevant application number and address. If your feedback is an objection, your reasons should be clearly given. ~~2024~~ we would like to know about the issues that are

important to you.

2. City of Sydney employees assess applications against planning criteria in local planning controls and state legislation. You can view the planning controls on our website at cityofsydney.nsw.gov.au/development-control-plans.
3. We will send you a letter or email confirming we have received your feedback and will carefully consider it as part of the assessment.
4. Any feedback about this development will **not** be kept confidential and will be made completely available on the City of Sydney's website as explained in the terms and conditions of making a submission in ePlanning search.
5. If you want some or all identifying information about you to be private, instead of using ePlanning search send your feedback to council@cityofsydney.nsw.gov.au. You must include the relevant application number, and the site address in your email. Tell us what identifying information you want kept private in the first paragraph of your feedback. We will still publish your feedback but with information which may identify you withheld.
6. Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.
7. If amendments are made to the application before determination and City of Sydney employees consider these to be minor or to reduce impacts, you will not be notified again. However, we will contact you if significant changes are made to the current proposal.
8. The Local Planning Panel or the Central Sydney Planning Committee will directly determine more significant or contentious applications. The committee deals with applications valued over \$50 million. Applications that involve minor development or less complex issues will ordinarily be determined under delegation of Council, by the Director of City Planning, Development & Transport.
9. If the application is to be determined by the Local Planning Panel, City of Sydney employees will contact people who provided feedback, wherever possible. Due to the short timeframe from when an agenda is published to the meeting taking place, it is not always practical to post a letter to people who commented. We ask you to include a daytime phone number or email address, so we can contact you quickly.
10. The Local Planning Panel generally meets every second Wednesday. The Central Sydney Planning Committee generally meets every 3 weeks on Thursday evenings. The public is welcome to attend these meetings, which are held in the Council Chambers at Sydney Town Hall, 483 George Street. Contact Secretarial on 02 9265 9333 to find out the dates and times of the next meetings. You can ask to speak at committee meetings, and if this is possible, you will have three minutes to present your issues.
11. Agendas and reports for committee are generally available one week before the meeting on the City of Sydney's website, meetings.cityofsydney.nsw.gov.au. Copies are also available free of charge from our customer service centre at Town Hall House and our neighbourhood service centres in Glebe, Green Square and Kings Cross.
12. When a final decision is made about an application, we will inform everyone who gave feedback about the outcome. For development proposals determined by the Local Planning Panel or Central Sydney Planning Committee, the minutes of meetings will be available on the City of Sydney's website.
13. Should you provide feedback, if you have given a gift or made a donation to a councillor, employee or approved contractor of the City of Sydney in the past 2 years, you must include a disclosure statement with your feedback (cityofsydney.nsw.gov.au/disclose-donation-gift). Failure to disclose relevant information is an offence under the *Environmental Planning and Assessment Act 1979*. It is also an offence to make a false disclosure statement.
14. City of Sydney employees are available to assist you. You can talk with City of Sydney planner dealing with the application about its progress, planning controls, the possible timing of consideration by committee (if applicable) and further information on anything that is not clear from the

This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

UTS CRICOS Provider Code: 00099F DISCLAIMER: This email message and any accompanying attachments may contain confidential information. If you are not the intended recipient, do not read, use, disseminate, distribute or copy this message or attachments. If you have received this message in error, please notify the sender immediately and delete this message. Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the University of Technology Sydney. Before opening any attachments, please check them for viruses and defects. Think. Green. Do. Please consider the environment before printing this email.

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]>

Sent on: Tuesday, February 3, 2026 9:39:09 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: council@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillors,

My name is [redacted]. I reside at [redacted] and I do not consent to my name and address being printed in this submission.

I stand in strong opposition to the proposal. In 2025 the community was asked for feedback regarding their first application (D/2025/585) and it was refused. A variety of reasons were listed in the final Determination letter, but the most important element was that a "takeaway food and drink premises is not suitable for the site"

The applicants have tried to resubmit their application, but the bottom line is still the same. MacDonalds may be framed as a matter of convenience or commercial freedom, but the reality is that this move threatens the heart and soul of what makes Newtown unique—its thriving community of independent restaurants and local culture.

1. A Threat to Newtown's Local Business Ecosystem

Newtown is known across Sydney for its diverse, independent food offerings—from family-run Thai and Lebanese eateries to vegan cafés and craft burger joints. These businesses are deeply embedded in the community, reinvesting profits locally and providing meaningful employment. A multinational fast-food outlet undercuts these establishments. There is already a MacDonalds located in Stanmore, Ultimo, Green Square, Waterloo, St Peters and Marrickville. All locations are **under** 5km radius to the proposed location.

2. No Substantial Local Employment Benefit

This proposed McDonald's branch plans to operate with **minimal staff**, relying heavily on **automated kiosks and self-serve technology**. That means **little to no meaningful job creation for local residents**, especially compared to small restaurants in Newtown that employ chefs, waitstaff, cleaners, and suppliers. The idea that this development supports local employment simply doesn't hold up to scrutiny.

3. Misaligned with Community Values and Needs

McDonald's risks increasing late-night noise, litter, loitering, and antisocial behaviour—all of which place additional strain on local services and police. This would disrupt the lives of nearby residents and undermine the area's liveability. The use of e-bikes and delivery service drivers utilising existing bike racks will mean that our local community can not use them. While MacDonald's has noted in their Plan of Management, bikes "will be prohibited from parking on the footpath" who is going to monitor this?

4. A Dangerous Precedent for the Inner West

Approving this would set a precedent not just for Newtown, but across the Inner West. It opens the door for more large-scale franchises to push in, putting even more pressure on small businesses and gradually eroding the character of our high streets. This is the start of a slippery slope that could turn a creative, community-focused precinct into just another commercial strip.

Newtown isn't just a place to grab a quick meal—it's a community. It's a place built by locals, for locals, and shaped by independent thinkers and creators. A McDonald's does nothing to serve that community, and much to harm it.

We ask you to put Newtown's character, people, and small businesses first by rejecting this proposal outright.

Thank you.



--

"Don't wait until everything is just right. It will never be perfect. There will always be challenges, obstacles and less than perfect conditions. So what. Get started now." (M.V. Hansen)

From: [redacted] <[redacted]> on behalf of [redacted] <[redacted]>

Sent on: Tuesday, February 3, 2026 9:38:29 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attn: City of Sydney Planning Department

Re: RD/2025/585/B, Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage at 212-214 King Street NEWTOWN NSW 2042

As a resident of Newtown, I object to the revised development application for a McDonalds takeaway outlet at 212-214 King Street, Newtown. I request that all my identifying information be withheld from public disclosure for privacy reasons.

The proposed reduction of the premises' hours of operation (from 24/7 to 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday) and any other modifications included in the revised application do not address the concerns raised regarding the initial proposal.

My objections to the development continue to include:

Late-night disturbances: A late opening fast-food outlet will result in risks like noise, litter, and antisocial behaviour – these are acknowledged by the applicant in the DA. King Street is a shared space, not just a commercial zone, and its late-night culture should reflect the values of respect, safety, and connection that the Newtown community values.

Local character and culture: The Newtown community proudly supports its small businesses and quirky, creative culture. A McDonalds franchise does not reflect our values. Recent additions like KFC, Priceline, and too many tobacconists to mention are already filling our high street with garish lighting and signage. Please don't allow another addition to this disturbing trend.

Heritage significance: The branding, lighting, and design language of the McDonalds franchise is at odds with the historic character of Newtown. I disagree with the applicant's claim that the proposed development would have an "acceptable impact" on the heritage value of the area. The recent trend of approving the addition of chain retailers with brightly coloured signage on King Street (KFC, Priceline, Chemist Warehouse) is already damaging the aesthetic and cultural significance of the area, paving the way for the erosion of heritage protections across Sydney's historically rich and socially distinctive precincts.

Pedestrian and traffic safety: A high-volume business like McDonalds will add pressure to already congested footpaths and roads along King Street, creating risk for pedestrians and disrupting the flow of daily life in the area.

Independent ownership at risk: As a multinational chain McDonalds operates on a scale that allows it to undercut local food businesses on price, which will lead to the erosion of Newtown's independent food scene as small operators are priced out.

Health impacts: A McDonalds on King Street would encourage poor dietary habits, particularly among young people and community members who are financially vulnerable, and make it harder for the local community to promote and access healthier choices.

Oversupply of takeaway options: Newtown's takeaway food options represent an already saturated market. There is no gap that a McDonalds would be filling, apart from expanding the footprint of multinational chains at the expense of local and independent businesses.

I urge the Council to protect the cultural identity of Newtown and support local business owners by rejecting this application based on the negative long-term social and cultural impact of this development.

Sincerely,

[Redacted]

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]> <[redacted]>
Sent on: Tuesday, February 3, 2026 9:39:09 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
CC: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillors,

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I stand in strong opposition to the proposal. In 2025 the community was asked for feedback regarding their first application (D/2025/585) and it was refused. A variety of reasons were listed in the final Determination letter, but the most important element was that a "takeaway food and drink premises is not suitable for the site"

The applicants have tried to resubmit their application, but the bottom line is still the same. MacDonalds may be framed as a matter of convenience or commercial freedom, but the reality is that this move threatens the heart and soul of what makes Newtown unique—its thriving community of independent restaurants and local culture.

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Thank you.



--

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From: [redacted]) <[redacted]> on behalf of [redacted])
<[redacted]> <[redacted]>) <[redacted]>

Sent on: Wednesday, February 4, 2026 11:20:23 AM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [redacted]

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern

I am a local resident and would like to request that council refuse this application on the following grounds:-

1. McDonald's franchise is not in keeping with the local area
2. Increased Food delivery riders are dangerous to pedestrians and cause blockage of footpaths
3. 24 hour operation will increase noise pollution between midnight and 6am both from operations and noisy patrons
4. There is a McDonalds in Stanmore only 2km away

Thankyou

[redacted]

This email is intended for the addressee named and may contain confidential information. If you are not the intended recipient, you must not disclose, copy or distribute this email. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

Views expressed in this message are those of the individual sender, and are not necessarily the views of NSW Health or any of its entities.

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED] <[REDACTED]> <[REDACTED]>
[REDACTED] <[REDACTED]>
Sent on: Thursday, February 5, 2026 2:38:33 PM
To: council@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/585B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy L
Attachments: Submission - D2025585B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy L.msg
(136 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

From: [redacted] <[redacted]> on behalf of [redacted]
[redacted] y <[redacted]>
Sent on: Thursday, February 5, 2026 2:38:33 PM
To: council@cityofsydney.nsw.gov.au
Signed by: [redacted] on Thursday, February 5, 2026 2:38:22 PM
Subject: Submission - D/2025/585B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy L
Attachments: Nameless.txt (5.14 KB)

Dear Ms Li,

I wrote to you on 30/07/2025 to lodge my objection to this initial application. I have appreciated being kept informed regarding developments.

Please note that I do not consent to my name and address being published due to the nature of my employment [redacted]. **Publication of these details may place me and my family at risk.** Please redact my name or use a pseudonym to publish information.

I am a Newtown resident and live close to the proposed development above. As previously noted, my family and I love living in Newtown and our vibrant restaurant and nightlife, many of which are small businesses and provide a community feel that is unique. My children are proud Newtown residents and often comment on how lucky we are to live in an area that is so different to other places and where we have so many opportunities to eat good food.

As such, I continue to strongly object to the proposed McDonald's on King Street, Newtown.

The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the

independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Thank you for your ongoing consideration,

[Redacted signature]

[Redacted address]

From: [redacted] <[redacted]> on behalf of [redacted] <[redacted]>
<[redacted]>

Sent on: Thursday, February 5, 2026 3:00:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am submitting this objection to RD/2025/585/B as a local resident. Please exclude my name, email address, and phone number (if on file) be kept private.

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

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The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Sincerely,

[Redacted signature]

[Redacted address]

Redfern NSW 2016

From: ryan schiff <[REDACTED]> on behalf of ryan schiff <[REDACTED]> <ryan.schiff@[REDACTED]>
Sent on: Friday, February 6, 2026 11:45:33 AM
To: council@cityofsydney.nsw.gov.au
Subject: RD/2025/585/B objection
Attachments: McDonalds King St Newtown Objection.docx (18.98 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

Please find attached an objection letter to the proposed development at 212-214 King St Newtown 2042.

--

Thanks
Regards
Ryan Schiff

To: City of Sydney Council

Re: DA for McDonald's, 212–214 King Street, Newtown

Reference Number: RD/2025/585/B

Dear City of Sydney Council,

I am writing to object to the proposed McDonald's at 212–214 King Street. My home backs directly onto Brown Lane, meaning I will be significantly affected by odour, noise, waste, and late-night disruption.

1. Odour impacts will be severe and unavoidable

We can already smell Clem's Chicken very clearly from our home — and that kitchen closes far earlier than the proposed McDonald's. McDonald's will operate until 2am on Fridays and Saturdays, meaning continuous deep-fryer and grill odours late into the night.

The Air Quality Assessment confirms:

- The primary odour sources are deep frying and grilling, producing strong VOCs.
- The exhaust fans are only ~3 m from the site boundary, not the recommended 6 m per AS1668.2.
- All exhaust fans are clustered within 3 m of each other, exceeding the threshold where discharges are considered “objectionable” under the Standard.

This means the project does not comply with key odour-control criteria and relies on assumptions rather than actual dispersion data. Even the assessment acknowledges residential receivers immediately behind the site and labels them “high sensitivity” receptors.

If Clem's is already potent, McDonald's — with larger fryers, more vapour, and much longer hours — will be dramatically worse.

2. Noise & late-night disruption

A 2am fast-food venue in this exact location will inevitably attract:

- intoxicated patrons,
- loitering on King St and Brown Lane,
- delivery rider clustering, engine noise and shouting,
- late-night waste movements and daily bin transfers documented in the Waste Plan.

Brown Lane is a narrow residential lane — this activity is incompatible.

Additionally, the proposed site sits directly beside WJ Thurbon Park, a small neighbourhood green space intended for local use, dog walking, and quiet recreation. The park contains only a few benches and a single bin and is not designed to support high-volume food consumption or late-night gathering. A McDonald's operating until 2am will inevitably draw patrons to sit and eat in the park, creating noise, litter, and late-night activity directly beneath the bedrooms of residents including mine that overlook the space.

The park is already in a poor state of maintenance with the grass long dead. It is simply not capable of accommodating the increased foot traffic, waste, and disturbances that this development would generate. Introducing a major fast-food outlet here would significantly degrade the amenity of both the park and the surrounding homes.

3. Waste & smell from bins directly behind homes

The Waste Management Plan confirms:

- Daily food waste, general waste and cardboard movements (7 days/week).
- Waste collection occurs from Brown Lane, directly behind residential backyards.
- This will increase noise, odour, and vermin risk far beyond the already-strained conditions residents experience.

4. Not in Keeping With Neighbourhood Character – Newtown Favors Small Local Businesses, Not Multinational Chains

The proposed McDonald's fundamentally conflicts with the character and planning objectives for this part of Newtown. The Sydney DCP 2012 explicitly emphasises retaining the "intimate scale" of North Newtown, discouraging site amalgamation, and protecting the established pattern of small, diverse independent businesses on King Street.

This DA would replace two small local tenancies with a single large multinational operator, which directly undermines that intention. Newtown's appeal is built on its independent food operators, music venues, bookstores, vintage shops, cafés, and local eateries. Introducing a major global chain:

- reduces business diversity,
- displaces local operators who contribute to the neighbourhood's identity,
- accelerates homogenisation of the high street,
- and erodes the distinctiveness of Newtown's heritage conservation area.

The applicant claims that the proposal "contributes to retail uses on King Street," but this misrepresents the intent of the DCP. The DCP specifically discourages large-scale standardised fit-outs and encourages development that aligns with the traditional building pattern, human scale, and fine-grain character of the strip.

A late-night McDonald's adds nothing to the local economy that small businesses are not already providing and instead risks pulling customers away from long-standing family-owned restaurants and takeaways who do not have the marketing scale or late-night delivery machine that a global corporation controls.

Newtown has fought hard to avoid the type of over-commercialisation and chain saturation seen in other Sydney precincts. Allowing a 2am McDonald's in this exact location would set a precedent for more large chains, permanently altering the balance of King Street away from the independent ecosystem that residents and visitors value.

For these reasons, a major multinational chain is incompatible with the intended character, scale, and community expectations for this part of Newtown, and should be refused.

Given the inadequate odour separation distances, objectionable exhaust classification, high-sensitivity residential location, late-night trading, and the already strong odours from existing food outlets, this development will seriously harm residential amenity and should be refused.

If a local business wishes to open on this premises, that would be far better.

Sincerely,

Ryan Schiff
1B Whateley Street, Newtown

From: Kate O'Donnell <[REDACTED]> on behalf of Kate O'Donnell <[REDACTED]> <Kate O'Donnell <[REDACTED]>
Sent on: Saturday, February 7, 2026 11:49:48 AM
To: dasubmissions@cityofsydney.nsw.gov.au; Amy Kersey <[REDACTED]>
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy,

As local residents, my wife Amy and I continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Thanks so much for your time.

Kate O'Donnell
Book editor

she/her 
Gadigal land

From: Joanne Khoo <[REDACTED]> on behalf of Joanne Khoo <[REDACTED]> <Joanne Khoo <[REDACTED]>
Sent on: Sunday, February 8, 2026 9:39:31 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

OBJECTION TO AMENDED DEVELOPMENT APPLICATION (McDONALD'S, 212–214 KING STREET, NEWTOWN)

To: City of Sydney Council (**Council**)

Re: RD/2025/585/B Amended DA for McDonald's, 212–214 King Street, Newtown

I am writing as a long-term resident of Newtown to formally object to DA No. D/2025/585/B (**Amended DA**) being the proposed development of a McDonald's restaurant at 212-214 King Street, Newtown (the **Site**).

I strongly object to the revised proposal contained in the Amended DA and respectfully request that Council maintain its refusal. The amendment to the proposed trading hours (which are still non-compliant) do not address the fundamental planning, social, environmental, and public-interest concerns identified by Council, NSW Police, and the community. Furthermore, it is important to note that the grounds for council's rejection of the proposed McDonald's development in Redfern are equally relevant to this Newtown proposal, as both raise similar issues regarding local character, amenity, and public safety.

1. The proposal remains incompatible with Newtown's established character and local economy

Council previously concluded that the development was "not suitable for the site and not in the public interest," noting overwhelming public opposition (over 1,400 objections). The concerns remain unchanged in the Amended DA. Newtown is defined by independent businesses and diverse food culture, and inserting a multinational fast-food chain with extended trading hours would undermine this unique local character. Residents previously highlighted that "Newtown has a heart... and I would be so upset if a McDonald's can just come in here and take over, boot out all the small businesses" (from community statements).

2. Local business displacement and economic imbalance remains a major risk

The proposed location at the Site sits within a 170m radius that already includes six chicken shops on King Street (including Clem's immediately next door, Ogala directly opposite). Local small-business owners have raised fears of being unable to compete against a global corporation with substantial financial power. The Amended DA does not change this economic imbalance nor mitigate the likely acceleration of the rent-inflation pressures already pushing out long-term Newtown businesses. *This can only be addressed by Council maintaining its refusal of this application.*

3. The development still conflicts with the area's trading-hours pattern

The previously proposed 24/7 operation was found to be inconsistent with the trading hours of neighbouring businesses and incompatible with the mixed-use environment. The proposed amended trading hours remain fundamentally non-compliant with the City of Sydney's Late Night Trading Management policies and the specific requirements outlined in the initial rejection (Council Reasons for Refusal, 15 October 2025, DA Assessment Report). Instead, the extended trading hours at the Site (up to 2am on Friday and Saturday nights) would introduce late-night activity and disruption into a part of Newtown that is not planned or equipped for such intensity, causing unacceptable impacts on residential amenity, public safety, and the unique character of the local community. No other businesses in the immediate vicinity operate these extended hours. The DA documents (including the Traffic Review and Site Plans) do not provide any enforceable measures to mitigate the risks associated with late-night operation, such as increased noise, congregation of patrons, and antisocial behaviour—issues that were central to the Council's initial refusal. Without robust, site-specific management strategies and clear alignment with the Late Night Trading DCP controls, the proposed hours continue to pose unacceptable impacts on the Newtown precinct.

4. Public safety and antisocial-behaviour risks noted by NSW Police continue to apply

NSW Police raised concerns that a 24-hour McDonald's in Newtown (similar to the proposed McDonalds in

Redfern) would likely increase antisocial behaviour, worsen traffic congestion, and negatively impact both pedestrian and road safety. These are material safety concerns that the Amended DA cannot offset simply through design tweaks and reduced trading hours. The risk profile of late-night fast-food hotspots is well-established, and Newtown already faces weekend night-time pressures given its proximity to the Enmore Road Special Entertainment Precinct.

5. Traffic, congestion, and pedestrian-safety impacts remain unresolved

King Street is already heavily congested, with high pedestrian volumes and constrained vehicle movement. NSW Police and community members expressed concern that additional traffic and late-night queues will degrade safety and mobility. The Amended DA does not materially demonstrate how these impacts would be alleviated.

The claims made in the Applicant's traffic report and supporting documents (Traffic Review and Site Plan) do not adequately address the objections raised by council and the community regarding pedestrian safety, public domain amenity, and unmanaged delivery rider activity.

The Traffic Review claims that pedestrian and delivery rider impacts have been addressed through minimal on-site bicycle parking and reliance on existing public racks. However, these assertions are contradicted by both the operational realities of King Street and the requirements set out in the City of Sydney's DCP 2012 and council's refusal notice (Council Reasons for Refusal, 15 October 2025, DA Assessment Report):

- **Delivery Rider Volume and Behaviour:** The Traffic Review (Sections 8–10) proposes that delivery riders will use public bicycle racks located within 20 metres of the site, referencing “low utilisation” observations. These observations were not time references and were unlikely to have been taken during peak periods when King Street is already congested. As a local resident I already see excessive congestion with respect to delivery drivers outside of El Jannah during the evenings restricting pedestrian movement. I would expect that McDonalds would attract the same if not greater volumes in an even busier part of Newtown. However, the Site Plan shows only one dedicated staff bike rack at the rear, with no provision for delivery rider waiting or parking. Council's assessment (Refusal Notice, 15 October 2025) specifically highlights the absence of on-site parking for delivery riders and the likelihood of footpath obstruction, which the Amended DA fails to resolve.
- **Pedestrian Congestion:** The traffic report's summary (Section 17) claims “safe and practical servicing” based on loading zone surveys (Table 1, Section 13), but does not address the cumulative effect of increased pedestrian and delivery rider activity at the shopfront. The Proposed Ground Floor Plan (DA11 Issue K) reveals a small dining area (12 seats) and no drive-through, meaning most transactions will be walk-in or pick-up, intensifying footpath congestion. Council's DA Assessment Report and DCP 2012 controls require developments to “demonstrate safe and practical pedestrian access,” which remains unaddressed.
- **No Enforceable Management Plan:** The Loading Service Management Plan (LSMP) referenced in the traffic report is based on other fast-food outlets but does not include enforceable measures for delivery rider behaviour or pedestrian safety. Council's refusal notice and DCP 2012 objectives require clear, site-specific management strategies, which are absent from the Amended DA. An onsite manager noting incidents in a log book is not an enforceable measure to influence third party behaviours.

6. Infrastructure issues (loading, waste, and servicing) remain unresolved

Council's original assessment noted that the proposal relied on on-street loading zones and even the footpath for deliveries — an arrangement deemed unacceptable and non-compliant with public domain and waste-management requirements. Nothing in the Amended DA substantively fixes these issues. Relying on an exemption from No Stopping zones for garbage trucks is not a solution. Without dedicated loading, rubbish storage improvements, or realistic waste-collection solutions, the development continues to pose unacceptable impacts on pedestrian flow, amenity, and local operations.

7. The proposal continues to fail key planning and policy requirements

According to prior Council assessment, the proposal did not comply with requirements relating to:

- public domain
- waste management
- transport and parking
- environmental responsibilities

The Amended DA continues to fall short of the core planning and policy requirements established by Council and other relevant authorities. Despite the revisions presented, the Amended DA remains non-compliant with essential standards designed to safeguard the neighbourhood's unique character, amenity, and safety. Key issues previously raised by Council—such as trading hours, land use compatibility, and the protection of local identity—have not been adequately addressed. Notably, planning controls and policy frameworks, including the City of Sydney's Local Environmental Plan and Development Control Plan (DCP), require all developments to demonstrate compatibility with the established pattern of activity, minimise negative impacts on the surrounding area, and positively contribute to the public domain. As noted in Council's assessment and echoed in community submissions, this Amended DA continues to fail to meet these criteria and does not provide sufficient justification or amendments to overcome these policy-based objections.

Conclusion

The Amended DA does not remedy the core issues that rendered the original application unsuitable and not in the public interest. The proposed development remains incompatible with Newtown's character, threatens local businesses, exacerbates public-safety risks, conflicts with planning requirements, and lacks viable infrastructure solutions. I believe that there is irrefutable evidence for Council to maintain its refusal of the application as it remains inconsistent with the essential planning and policy benchmarks required for approval.

For these reasons, I respectfully urge Council to **maintain its refusal** of the amended development application.

Joanne Khoo

From: Joanne Khoo <[REDACTED]> on behalf of Joanne Khoo <[REDACTED]> <Joanne Khoo <[REDACTED]>
Sent on: Sunday, February 8, 2026 9:35:18 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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OBJECTION TO AMENDED DEVELOPMENT APPLICATION (McDONALD'S, 212–214 KING STREET, NEWTOWN)

To: City of Sydney Council (**Council**)

Re: RD/2025/585/B Amended DA for McDonald's, 212–214 King Street, Newtown

I am writing as a long-term resident of Newtown to formally object to DA No. D/2025/585/B (**Amended DA**) being the proposed development of a McDonald's restaurant at 212-214 King Street, Newtown (the**Site**).

I strongly object to the revised proposal contained in the Amended DA and respectfully request that Council maintain its refusal. The amendment to the proposed trading hours (which are still non-compliant) do not address the fundamental planning, social, environmental, and public-interest concerns identified by Council, NSW Police, and the community. Furthermore, it is important to note that the grounds for council's rejection of the proposed McDonald's development in Redfern are equally relevant to this Newtown proposal, as both raise similar issues regarding local character, amenity, and public safety.

1. The proposal remains incompatible with Newtown's established character and local economy

Council previously concluded that the development was "not suitable for the site and not in the public interest," noting overwhelming public opposition (over 1,400 objections). The concerns remain unchanged in the Amended DA. Newtown is defined by independent businesses and diverse food culture, and inserting a multinational fast-food chain with extended trading hours would undermine this unique local character. Residents previously highlighted that "Newtown has a heart... and I would be so upset if a McDonald's can just come in here and take over, boot out all the small businesses" (from community statements).

2. Local business displacement and economic imbalance remains a major risk

The proposed location at the Site sits within a 170m radius that already includes six chicken shops on King Street (including Clem's immediately next door, Ogala directly opposite). Local small-business owners have raised fears of being unable to compete against a global corporation with substantial financial power. The Amended DA does not change this economic imbalance nor mitigate the likely acceleration of the rent-inflation pressures already pushing out long-term Newtown businesses. *This can only be addressed by Council maintaining its refusal of this application.*

3. The development still conflicts with the area's trading-hours pattern

The previously proposed 24/7 operation was found to be inconsistent with the trading hours of neighbouring businesses and incompatible with the mixed-use environment. The proposed amended trading hours remain fundamentally non-compliant with the City of Sydney's Late Night Trading Management policies and the specific requirements outlined in the initial rejection (Council Reasons for Refusal, 15 October 2025, DA Assessment Report). Instead, the extended trading hours at the Site (up to 2am on Friday and Saturday nights) would introduce late-night activity and disruption into a part of Newtown that is not planned or equipped for such intensity, causing unacceptable impacts on residential amenity, public safety, and the unique character of the local community. No other businesses in the immediate vicinity operate these extended hours. The DA documents (including the Traffic Review and Site Plans) do not provide any enforceable measures to mitigate the risks associated with late-night operation, such as increased noise, congregation of patrons, and antisocial behaviour—issues that were central to the Council's initial refusal. Without robust, site-specific management strategies and clear alignment with the Late Night Trading DCP controls, the proposed hours continue to pose unacceptable impacts on the Newtown precinct.

4. Public safety and antisocial-behaviour risks noted by NSW Police continue to apply

NSW Police raised concerns that a 24-hour McDonald's in Newtown (similar to the proposed McDonalds in

Redfern) would likely increase antisocial behaviour, worsen traffic congestion, and negatively impact both pedestrian and road safety. These are material safety concerns that the Amended DA cannot offset simply through design tweaks and reduced trading hours. The risk profile of late-night fast-food hotspots is well-established, and Newtown already faces weekend night-time pressures given its proximity to the Enmore Road Special Entertainment Precinct.

5. Traffic, congestion, and pedestrian-safety impacts remain unresolved

King Street is already heavily congested, with high pedestrian volumes and constrained vehicle movement. NSW Police and community members expressed concern that additional traffic and late-night queues will degrade safety and mobility. The Amended DA does not materially demonstrate how these impacts would be alleviated.

The claims made in the Applicant's traffic report and supporting documents (Traffic Review and Site Plan) do not adequately address the objections raised by council and the community regarding pedestrian safety, public domain amenity, and unmanaged delivery rider activity.

The Traffic Review claims that pedestrian and delivery rider impacts have been addressed through minimal on-site bicycle parking and reliance on existing public racks. However, these assertions are contradicted by both the operational realities of King Street and the requirements set out in the City of Sydney's DCP 2012 and council's refusal notice (Council Reasons for Refusal, 15 October 2025, DA Assessment Report):

- **Delivery Rider Volume and Behaviour:** The Traffic Review (Sections 8–10) proposes that delivery riders will use public bicycle racks located within 20 metres of the site, referencing “low utilisation” observations. These observations were not time references and were unlikely to have been taken during peak periods when King Street is already congested. As a local resident I already see excessive congestion with respect to delivery drivers outside of El Jannah during the evenings restricting pedestrian movement. I would expect that McDonalds would attract the same if not greater volumes in an even busier part of Newtown. However, the Site Plan shows only one dedicated staff bike rack at the rear, with no provision for delivery rider waiting or parking. Council's assessment (Refusal Notice, 15 October 2025) specifically highlights the absence of on-site parking for delivery riders and the likelihood of footpath obstruction, which the Amended DA fails to resolve.
- **Pedestrian Congestion:** The traffic report's summary (Section 17) claims “safe and practical servicing” based on loading zone surveys (Table 1, Section 13), but does not address the cumulative effect of increased pedestrian and delivery rider activity at the shopfront. The Proposed Ground Floor Plan (DA11 Issue K) reveals a small dining area (12 seats) and no drive-through, meaning most transactions will be walk-in or pick-up, intensifying footpath congestion. Council's DA Assessment Report and DCP 2012 controls require developments to “demonstrate safe and practical pedestrian access,” which remains unaddressed.
- **No Enforceable Management Plan:** The Loading Service Management Plan (LSMP) referenced in the traffic report is based on other fast-food outlets but does not include enforceable measures for delivery rider behaviour or pedestrian safety. Council's refusal notice and DCP 2012 objectives require clear, site-specific management strategies, which are absent from the Amended DA. An onsite manager noting incidents in a log book is not an enforceable measure to influence third party behaviours.

6. Infrastructure issues (loading, waste, and servicing) remain unresolved

Council's original assessment noted that the proposal relied on on-street loading zones and even the footpath for deliveries — an arrangement deemed unacceptable and non-compliant with public domain and waste-management requirements. Nothing in the Amended DA substantively fixes these issues. Relying on an exemption from No Stopping zones for garbage trucks is not a solution. Without dedicated loading, rubbish storage improvements, or realistic waste-collection solutions, the development continues to pose unacceptable impacts on pedestrian flow, amenity, and local operations.

7. The proposal continues to fail key planning and policy requirements

According to prior Council assessment, the proposal did not comply with requirements relating to:

- public domain
- waste management
- transport and parking
- environmental responsibilities

The Amended DA continues to fall short of the core planning and policy requirements established by Council and other relevant authorities. Despite the revisions presented, the Amended DA remains non-compliant with essential standards designed to safeguard the neighbourhood's unique character, amenity, and safety. Key issues previously raised by Council—such as trading hours, land use compatibility, and the protection of local identity—have not been adequately addressed. Notably, planning controls and policy frameworks, including the City of Sydney's Local Environmental Plan and Development Control Plan (DCP), require all developments to demonstrate compatibility with the established pattern of activity, minimise negative impacts on the surrounding area, and positively contribute to the public domain. As noted in Council's assessment and echoed in community submissions, this Amended DA continues to fail to meet these criteria and does not provide sufficient justification or amendments to overcome these policy-based objections.

Conclusion

The Amended DA does not remedy the core issues that rendered the original application unsuitable and not in the public interest. The proposed development remains incompatible with Newtown's character, threatens local businesses, exacerbates public-safety risks, conflicts with planning requirements, and lacks viable infrastructure solutions. I believe that there is irrefutable evidence for Council to maintain its refusal of the application as it remains inconsistent with the essential planning and policy benchmarks required for approval.

For these reasons, I respectfully urge Council to **maintain its refusal** of the amended development application.

Joanne Khoo

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, February 9, 2026 10:20:01 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Feedback: RD/2025/585/B (212-214 King Street NEWTOWN)

From: [REDACTED]
Sent: Saturday, 7 February 2026 2:41 PM
To: council@cityofsydney.nsw.gov.au
Subject: Feedback: RD/2025/585/B (212-214 King Street NEWTOWN)

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Hi,

Privacy

I'm sending feedback to this email address to ensure that identifying information is kept private, including my name, address, phone number and email.

Application

I'm writing regarding application RD/2025/585/B, available at <https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2630751>.

Feedback

After reviewing the revised application in detail, it does not sufficiently address concerns about the original proposal. In some areas, it even proposes solutions that are incomplete and inaccurate.

As a direct result, I remain very concerned about the negative impact of this venue on the residents and businesses nearby. My primary concerns are:

Increased traffic and parking issues, including delivery vehicles

This would be a crucial impact of this venue, yet it's understated and misrepresented throughout this proposal. That's particularly concerning because the venue design reveals that it would rely on delivery people to ensure sufficient revenue for their outlay. Yet the proposal assumes a very low volume of delivery people, and therefore minimal parking requirements and impact on footpath flow. It doesn't add up.

The immediate area around this venue is already congested, day and night, with both vehicles and pedestrians. We've seen first-hand with similar venues in our vicinity that this proposed venue will result in increased traffic volume, exacerbating existing problems with traffic congestion, footpath congestion, and already limited parking.

This is particularly important as it relates to delivery vehicles. This proposal does not provide a realistic assessment or proposal for the influx of delivery vehicles. This includes:

- The amount of available parking in the immediate vicinity;
- The typical behaviours of delivery people as a result, including cycling along the footpath, parking on the footpath, and risking public safety of pedestrians; and
- The typical routes that delivery vehicles use to avoid traffic on King Street.

This proposal includes statements such as, “McDonald’s will inform all delivery platform companies that their drivers are to always park in designated parking areas to ensure pedestrians are safe... Failure to comply may lead to the inability for McDonald’s to continue to partner with such operators.” This is an unrealistic approach on every front. It lacks credibility based on all available information about the operators, such as Uber Eats; the revenue reliance of McDonalds on those operators; and the real-life behaviours of delivery people along King Street.

In reality, the proposal doesn’t put forward realistic plans to keep both pedestrians and delivery people safe along the already busy footpath.

Finally, one important insight as a resident. Buckland Lane has become a preferred route for delivery vehicles. They park along Watkin Street in groups and zip along Buckland Lane to avoid King Street traffic congestion.

As a resident owner, this venue would increase the volume of delivery vehicles plus extend the hours of their presence, which will have an immediate impact on our quality of sleep. Our bedrooms directly face Buckland Lane, and the noise from delivery vehicles is already very disruptive.

The potential for damaging anti-social behaviours

The current proposal does not provide a realistic, viable plan for the range of likely antisocial behaviours that their venue will bring to the neighbourhood, including noise, littering and public toileting.

We’ve seen first-hand with similar venues that this venue will result in increased noise levels from customers and vehicles, including an increased volume of delivery cars, motorbikes and scooters arriving and departing.

On the littering front, the addition of each quick serve venue in our area has led to a significant increase in litter on the street. Beyond the visual issues, it then clogs up the gutter and the drains, and attracts seagulls and ibises that spread the leftover food all over the footpath and parked cars. The current plan doesn’t propose a reasonable solution to address the realistic scale of this issue as a highly popular take-away venue.

These issues would be exacerbated by the venue’s location, with close proximity to multiple bus stops and Newtown train station, as well as a volume of customers moving to and from other late-night venues nearby.

This venue would have extremely limited capacity for patrons. It is designed for patrons to generally eat elsewhere, have the food delivered to them, or go to the bathroom offsite. Given the popularity of McDonalds and central location of King St, there should be a plan in place to manage a significant influx of both delivery drivers and patrons with needs to find a place to eat and go to the bathroom. The revised plan still doesn’t account for that volume and scale of the issues.

The potential for crime and public safety risks

The current proposal still does not appear to provide a realistic plan to mitigate the risks of increased crime and public safety issues. This proposal should include plans that actively mitigate issues that occur both outside and inside the venue, assuming that the typical McDonald’s staff member would be ill-equipped to manage issues safely.

The proposal references the level of crime occurring in retail environments, while leaving out the other areas that would be directly and immediately involved: footpaths and nearby transport hubs. As a late-night takeaway-focused venue, it increases safety vulnerabilities in multiple areas in the local community. The proposal also fails to mention that the venue will likely attract people to visit that area late at night, which increases the volume of potential offenders.

As above, these issues are likely to be exacerbated by the venue’s location, with close proximity to multiple bus stops and Newtown train station, as well as a volume of customers moving to and from other late-night venues nearby.

The late night opening hours

I bought this house 15 years ago and I actively support our dynamic community, neighbourhood businesses, and vibrant nightlife. However, the proposed hours are out-of-step on every front.

By introducing the presence of McDonalds as a late-night venue, it immediately exacerbates every risk outlined above. The current proposal does not present a substantial case for the extended hours or a substantial proposal to mitigate the risks.

Impact on Newtown's unique character and local businesses

Newtown has been known for its unique independent spirit for decades, which has encouraged countless local businesses to thrive. So many food venues are a beloved part of the fabric of Newtown's community, including Clems located next door to this venue.

Between the extended hours and its competitive pricing, McDonalds will negatively impact local takeaway venues, cafes and restaurants - potentially leading to the closure of independent businesses.

Next steps

Please feel free to contact me via this email if you could use any further details.

Thanks



From: Marianne Khoo <[REDACTED]> on behalf of Marianne Khoo

<[REDACTED]> <Marianne Khoo <[REDACTED]>

Sent on: Monday, February 9, 2026 10:27:33 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to Development Application RD/2025/585/B – Proposed McDonald's Restaurant, King Street, Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Members of the City of Sydney Council,

I write as an ex-resident and long term visitor of Newtown who has seen firsthand how the unique character of King Street has evolved. I strongly object to **DA RD/2025/585/B**, which seeks approval for a McDonald's takeaway food premises at 212-214 King Street.

Newtown is celebrated for its diverse, independent small businesses, its artistic culture, and its distinctive streetscape. The introduction of a large multinational fast-food outlet like McDonald's—backed by corporate branding and marketing—dilutes the eclectic nature of our local centre and shifts it toward generic commercialism.

King Street already supports a wide variety of local eateries, cafés and takeaway food outlets that contribute to the social fabric of Newtown. A McDonald's can undercut the prices of small operators, in an economic environment that already is seeing hospitality vendors struggling to maintain profitable business.

Newtown's food environment is unfortunately becoming increasingly saturated with unhealthy takeaway options, including fried chicken and burger shops. Residents are calling for more diverse, healthy and affordable food choices, not additional unhealthy outlets. A McDonald's does little to promote community health and wellbeing.

Approving this DA sets a precedent for further commercial homogenisation of King Street. Local planning decisions should support business diversity, community wellbeing and heritage, not pave the way for the expansion of global chain outlets at the expense of neighbourhood character.

For the above reasons, I respectfully urge the City of Sydney to **refuse** consent to **DA RD/2025/585/B**. I ask Council to prioritise the protection of **Newtown's** distinctive character, support small local businesses, and ensure future development aligns with community values and urban heritage.

Thank you for considering my submission.

Sincerely,
Marianne Khoo

From: Laura Berri <[REDACTED]> on behalf of Laura Berri <[REDACTED]> <Laura Berri <[REDACTED]>
Sent on: Monday, February 9, 2026 12:57:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom It May Concern,

I write to formally object to the development application RD/2025/585/B lodged by McDonald's Australia Limited for a takeaway food and drink premises at 212–214 King Street, Newtown NSW 2042.

My objection is based on the significant negative impacts this proposal would have on public health and the unique cultural fabric of Newtown.

This location is close to several schools - including Newtown Performing Arts High School, Newtown North Primary School, and Australia Street Infants School - as well as social housing areas. Introducing another high-volume fast food outlet in such proximity promotes unhealthy eating habits among children and vulnerable community members at odds with broader public health objectives to reduce obesity and improve nutrition.

Newtown is a community that increasingly values healthy, sustainable food options and active lifestyles. Adding a McDonald's in this environment, especially when major chains already serve the area via delivery services, undermines community efforts to prioritise health over cheap, highly processed food.

Newtown's character is rooted in its diversity, creativity, and independent businesses. A global fast food chain such as McDonald's, especially one operating extended hours, is incompatible with the cultural fabric that distinguishes King Street from generic high streets elsewhere. It dilutes the local identity and diminishes the community-led ambience that residents and visitors cherish.

There are already numerous independent eateries and small food retailers in close proximity. A development backed by a multinational with extensive marketing and pricing power poses an unfair competitive threat that may force local businesses to close, eroding the local economy and reducing consumer choice.

Although this objection focuses on health and culture, it is important to highlight that the community's concerns extend into broader amenity impacts - including noise, waste management, pedestrian safety due to delivery traffic, and potential anti-social behaviour associated with late hours. These concerns have previously backed strong submissions from residents, NSW Police, and industry observers in response to past proposals.

For the above reasons, I respectfully urge the Council to **reject development application RD/2025/585/B** in its current form. Approving yet another high-volume fast food outlet would be at odds with public health goals and compromise the cultural integrity and wellbeing of Newtown's community.

Thank you for considering this submission.

Kind regards,

Laura

From: Beate Buckenmaier <[REDACTED]> on behalf of Beate Buckenmaier
<[REDACTED]> <Beate Buckenmaier <[REDACTED]>
Sent on: Monday, February 9, 2026 1:08:49 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: McDonalds second objection. Draft 2.pdf (6.04 MB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello

Please find attached my objections to the above submission.

Thank you
Beate

CoS DA 2025/585 /B

Applicant name:

MCDONALD'S AUSTRALIA LIMITED

Reference number:

RD/2025/585/B

Site address:

212-214 King Street, NEWTOWN NSW 2042

The development proposed is within the King Street Heritage Conservation Area and the Newtown Special Character Area. The increasing presence of unhealthy and wasteful global franchise fast food chains is threatening Newtown's unique character. With it's many small original creative businesses, shops and restaurants, Newtown has become a destination for Sydney residents and tourists. Indeed some businesses are STILL family run – such as the long established and cherished Clems Chicken which will be next door to the proposed development.

A McDonalds outlet will have a detrimental impact on surrounding individual businesses and residents alike. The operation could pose a heightened chance of anti-social behaviour, noise and will increase littering not only on King Street and neighbouring streets and back-lanes.

Can we be assured that ANY of the in-house copious food waste will be composted and not add to land fill?

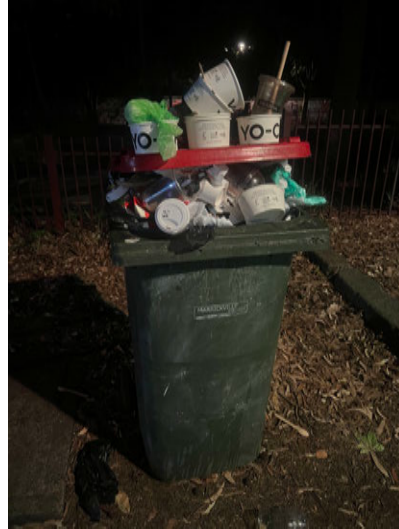
McDonalds food has a high content of saturated fat, sodium, calories, plus low levels of fibre, vitamins, and other essential nutrients. Is this what we want for the general public?

While there is some of eat-in tables on the proposed premises, there no toilet facilities provided let alone a decent method of handwashing available for patrons. Disposable towelettes add to the waste problem.

Waste bins will be kept on site in the Corral area facing Brown Lane. The back perforated roller shutter will allow bin odours to escape and also attract vermin including rats and cockroaches.

Currently, non biodegradable take-away containers, some still with food, fill unsightly overflowing bins or are carelessly discarded on streets, back lanes and the ever popular Camperdown Memorial Park – adding significantly to vermin numbers and eventually going to land fill and thus creating plastic problems for generations and generations to come.

I attach pictures of the unsightly and smelly refuse problem we already have in Newtown.



There is an unrealistic confidence for the natural surveillance for security.

What is done for the consideration of surrounding streets, back-lanes and businesses?

There is no shortage of pubs, restaurants and cafes as well as takeaway food outlets to satisfy locals, tourists and workers. The market is saturated in Newtown.

In St Peters (corner Bishop St and Princess Highway) there is a 24 hour stand-alone McDonalds which has ample eat-in space and parking and it is only 8 minutes away. There is also a McDonalds in Waterloo and Stanmore.

I urge Council to refuse this second McDonalds application.

From: Helen Liehne <[REDACTED]> on behalf of Helen Liehne <[REDACTED]> <Helen.Liehne@[REDACTED]>
Sent on: Monday, February 9, 2026 1:12:00 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

CoS DA 2025/585 /B

Applicant name:
MCDONALD'S AUSTRALIA LIMITED
Reference number:
RD/2025/585/B
Site address:
212-214 King Street, NEWTOWN NSW 2042

The development proposed is within the King Street Heritage Conservation Area and the Newtown Special Character Area.
The increasing presence of unhealthy and wasteful global franchise fast food chains is threatening Newtown's unique character.
With it's many small original creative businesses, shops and restaurants, Newtown has become a destination for Sydney residents and tourists.
Indeed some businesses are STILL family run - such as the long established and cherished Clems Chicken which will be next door to the proposed development.

A McDonalds outlet will have a detrimental impact on surrounding individual businesses and residents alike. The operation could pose a heightened chance of anti-social behaviour, noise and will increase littering not only on King Street and neighbouring streets and back-lanes.
Can we be assured that ANY of the in-house copious food waste will be composted and not add to land fill?
McDonalds food has a high content of saturated fat, sodium, calories, plus low levels of fibre, vitamins, and other essential nutrients. Is this what we want for the general public?
While there is some of eat-in tables on the proposed premises, there no toilet facilities provided let alone a decent method of handwashing available for patrons. Disposable towelettes add to the waste problem.

Waste bins will be kept on site in the Corral area facing Brown Lane. The back perforated roller shutter will allow bin odours to escape and also attract vermin including rats and cockroaches.

Currently, non biodegradable take-away containers, some still with food, FILL unsightly overflowing bins or are carelessly discarded on streets, back lanes and the ever popular Camperdown Memorial Park - adding significantly to VERMIN numbers and eventually going to land fill and thus creating plastic problems for generations and generations to come. While it is commendable that litter generated from McDonalds in street in front of proposed premises will be cleaned by staff, it is irrelevant as it is unlikely that patrons will stay in front to consume their burgers etc.
I attach pictures of the unsightly and smelly refuse problem we already have in Newtown.



There is an unrealistic confidence for the natural surveillance for security.
What is done for the consideration of surrounding streets, back-lanes and businesses?

There is no shortage of pubs, restaurants and cafes as well as takeaway food outlets to satisfy locals, tourists and workers.
The market is saturated in Newtown.
In St Peters (corner Bishop St and Princess Highway) there is a (24 hour) stand-alone McDonalds which has ample eat-in space and parking and it is only 8 minutes away. There is also a McDonalds in Waterloo and Stanmore.

I urge Council to refuse this second McDonalds application.

Thank you
Helen

From: Dave Openshaw <[REDACTED]> on behalf of Dave Openshaw

<[REDACTED]> <Dave Openshaw <[REDACTED]>

Sent on: Monday, February 9, 2026 1:18:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

CoS DA 2025/585

Refer to Schedule 5, SLEP 2012

I am opposed to this development for the reasons outlined below.

Newtown is a destination for many Sydney residents and tourists and is known for its many small quirky, unique businesses, shops and restaurants. Many businesses are family owned and run.

It is said that 25% of the Sydney population will visit Newtown at least once every year to enjoy its unique character as it is unlike anywhere else in Sydney. That is just the local tourists!

Currently, there is no shortage of pubs, restaurants and cafes as well as takeaway food outlets to satisfy locals, tourists and workers. A McDonalds outlet will erode the unique contribution to urban culture of Sydney.

The proposed premises is within the King Street Heritage Conservation Area and the Newtown Special Character Area. A McDonalds outlet undermines the special character of King Street.

There is a small number of eat-in space on premises with no toilet or hand-wash facilities available for patrons. This will further impact surrounding residential laneways that are already used as urinals. Patrons will not be able to freely wash their hands - essential when consuming hamburger style food.

A general waste bin will be kept on site in the Corral to the rear property and will face Brown Lane with a perforated roller shutter. Indeed this will be smelly and also attract vermin such as rats and cockroaches.

There is a 24 hour stand-alone McDonalds in St Peters corner Bishop St and Princess Highway which has ample eat-in space and parking. It is 8 minutes away from Newtown by car. Other McDonald outlets are located in Stanmore and Waterloo. Surely the McDonald business franchise is already adequately accommodated in this part of Sydney.

Litter will increase.

Currently non biodegradable discarded take-away containers already fill overflowing bins.

These inundated bins are contributing to ever increasing problems with vermin and odour.

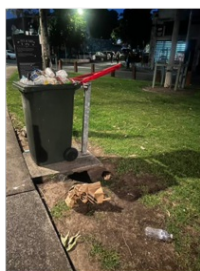
Containers will thus not be cleaned or recycled adding to land-fill plastic pollution creating a problem for generations.

Often containers, still with food in them, are discarded on our streets, back lanes and Camperdown Memorial Park which is very popular hangout - particularly on the weekends.

Clearly McDonalds ensuring that the adjoining footpath, gutter, building entry, and surrounds to its premises are clean and clear of litter at all times is not adequate.

There is an unrealistic reliance on natural surveillance.

What is done for the safety in surrounding streets and also for the welfare of those unfortunate people who sleep rough?





From: Chris Blogg <[REDACTED]> on behalf of Chris Blogg <[REDACTED]> <Chris Blogg <[REDACTED]>
Sent on: Monday, February 9, 2026 1:57:46 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

City of Sydney Council**

I write to object to the Development Application for a proposed McDonald's takeaway outlet in Newtown. I live one block from the site and am directly affected by the cumulative impacts of late-night takeaway premises in this area. My objection is based on the **Sydney Local Environmental Plan 2012 (LEP)**, the **Sydney Development Control Plan 2012 (DCP)**, and the **Environmental Planning and Assessment Act 1979 (EP&A Act)**.

1. Inconsistency with Zone Objectives – Sydney LEP 2012

The site is within the **B2 Local Centre** zone (typical for King Street). The **zone objectives** under **LEP 2012 – Part 2, Clause 2.3** include:

- *“To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.”*
- *“To encourage employment opportunities in accessible locations.”*
- *“To maintain the economic strength and diversity of centres.”*
- *“To ensure development is compatible with the desired future character of the area.”*

A large multinational fast-food chain:

- Does **not** contribute to economic diversity
- Does **not** align with the desired future character of Newtown, which is defined by independent operators
- Introduces a high-intensity, standardised use inconsistent with the fine-grain, small-business identity of King Street

The proposal therefore **fails to satisfy Clause 2.3(2)**.

2. Cumulative Impact – Sydney DCP 2012

The **DCP – Section 3.15 (Late Night Trading Premises)** requires Council to consider:

- **Cumulative impacts** of similar premises
- **Existing concentration** of late-night food and drink outlets
- **Impacts on residential amenity**
- **Potential for anti-social behaviour**

Newtown already contains a **high concentration of takeaway food premises**, including a recently opened KFC less than a block away. I have personally had to collect rubbish left by late-night patrons from that venue.

The proposed McDonald's would sit next to **Clem's Chicken**, a long-standing local institution operating for over 30 years. Adding another high-volume takeaway outlet directly adjacent to an existing one **intensifies an already saturated use category**.

Under **DCP 3.15.1.1**, Council must refuse proposals that contribute to unacceptable cumulative impacts. This

proposal clearly does.

3. Late-Night Trading to 2am – DCP 3.15 Non-Compliance

The applicant seeks trading hours to **2am on weekends**.

Under **DCP 3.15.1.2**, late-night trading premises must demonstrate:

- No unacceptable noise impacts
- No increase in anti-social behaviour
- No adverse effect on residential amenity
- No contribution to cumulative late-night activity

Newtown already experiences:

- High late-night pedestrian volumes
- Noise spillover
- Anti-social behaviour
- Rubbish accumulation
- Pressure on public cleaning services

A McDonald's operating until 2am will **extend peak activity**, increase loitering, and worsen noise and behavioural impacts.

The proposal **fails to satisfy DCP 3.15.1.2 and 3.15.1.3**.

4. Waste and Litter Impacts – DCP 3.11 (Waste Management)

DCP **Section 3.11.1** requires that development:

- Provide adequate waste storage
- Prevent littering
- Avoid adverse impacts on the public domain

As a resident one block away, I have already experienced significant waste impacts from the recently opened KFC. I regularly find discarded packaging, cups, and containers left by late-night patrons.

McDonald's is known for high-volume disposable packaging. The DA does not demonstrate adequate mitigation measures to prevent further littering.

The proposal **fails to meet DCP 3.11.1 and 3.11.2**.

5. Traffic, Delivery Drivers, and Pedestrian Safety – LEP & DCP

Even without a drive-through, McDonald's generates:

- High customer turnover
- Frequent short-stay vehicle movements
- Significant delivery driver activity (Uber Eats, DoorDash, etc.)

Under **LEP 2012 – Clause 7.13 (Transport and Parking)**, development must:

- Not adversely affect traffic efficiency
- Not compromise pedestrian safety

- Provide adequate loading and servicing arrangements

Under **DCP 3.11.3**, development must:

- Avoid creating traffic conflicts
- Manage delivery driver activity
- Ensure safe pedestrian movement

King Street is already heavily congested and pedestrian-oriented. Additional kerbside stopping and delivery driver clustering will worsen safety risks.

The proposal **does not satisfy LEP 7.13 or DCP 3.11.3**.

6. Incompatibility with Local Character – DCP 2.1 & 2.2

DCP **Section 2.1 (Urban Design)** and **2.2 (Local Character)** require that development:

- Reinforce the fine-grain character of local centres
- Respect the established identity of the area
- Avoid generic or standardised design that detracts from local character

Newtown's identity is built around:

- Independent businesses
- Small-scale operators
- A unique cultural and heritage character

A multinational chain with standardised branding and extended late-night trading is inconsistent with these principles.

The proposal **fails to satisfy DCP 2.1.1, 2.1.2, and 2.2.1**.

7. Public Interest – EP&A Act s4.15

Under **Section 4.15(1)(e)** of the EP&A Act, Council must consider whether a proposal is in the public interest.

Given:

- The over-concentration of takeaway premises
- The demonstrated waste and behaviour impacts
- The intensification of late-night activity
- The incompatibility with local character
- The traffic and safety concerns

The proposal is **not** in the public interest.

Conclusion

For the reasons outlined above — including non-compliance with the **Sydney LEP 2012**, **Sydney DCP 2012**, and the **EP&A Act** — I respectfully request that Council refuse this Development Application.

Please keep me informed of the progress of this application and any further opportunities to comment.

Yours sincerely, Christopher Blogg

From: Caroline Ryan <[REDACTED]> on behalf of Caroline Ryan <[REDACTED]> <Caroline Ryan <[REDACTED]>
Sent on: Monday, February 9, 2026 2:07:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear sir/ Madam

I wish to strongly object to this submission. Newtown has a national and international reputation as a diverse suburb. It attracts visitors who enjoy the various food and beverage offerings. Most of the offerings are small, family run businesses who are already suffering with higher rents and customers who are impacted from cost of living pressures.

A Macdonalds in this neighbourhood would negatively impact the Newtown reputation and force other restaurants out of the area. I think it would be a disaster for us and for them. The last time we had a Macdonalds, it closed down. Perhaps we are not the right area for them and they will ultimately close, but it would be very damaging in the meantime.

Please don't bow to corporate pressure. This is not the right location for an international business. We need to keep our offerings local.

Yours faithfully

Caroline Ryan
19 Pleasant ave
Erskineville NSW 2043

Sent from my iPad

From: Andrew McLaren <[REDACTED]> on behalf of Andrew McLaren
<[REDACTED]> <Andrew McLaren <[REDACTED]>

Sent on: Monday, February 9, 2026 3:46:33 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This proposal to open a McDonalds in King St is unacceptable. It must be rejected.

- Newtown already has a massive oversupply of fast food businesses. Multiple late-night and takeaway places already operate within a 25 metre radius of the proposed address. It can't be argued this is filling a need in the community. If anything, Newtown needs more normal retail shops; not more fast food and bars.
- There is no parking on King St near the location. Cars will inevitably flood into side streets, taking up very limited and contested parking spaces used by residents in Brown St, Watery St and Watkins St, and the adjacent laneways.
- The corner of Brown St and King St is already congested with delivery drivers and riders, picking up deliveries from the other nearby food places. A new takeaway establishment will only make this already severe congestion much worse.
- There's already a McDonalds just 7 minute's walking distance away, in Stanmore. Anyone who really wants a Big Mac can already get one by strolling down Australia Street. There are also nearby McDonalds in St Peters and Marrickville. No-one in Newtown is out of reach of McDonalds, if they want one.
- King St isn't a typical commercial area like a suburban shopping centre. It is very long and very thin, but only one-shop deep. The residential area starts immediately at the rear of the proposed premises, 2 metres across Brown Lane. A McDonalds will inevitably have a massive impact on long-established local residents who live very near the premises. Apart from foot traffic, parking, noise, litter and delivery drivers, the distinctive and unpleasant smell of a McDonalds will negatively affect the local area and reduce property values.
- The proposed location is immediately next door to Clem's, a much-loved and long-established chicken shop. It will inevitably interfere with Clem's business, earning the anger of Clem's many loyal local customers and fans.
- There is already too much late night foot traffic, noise, congestion and fighting in this part of King St, especially on weekend nights. The Newtown Hotel, about 90 metres along King Street, already generates unacceptable levels of noise, crowding and traffic in the area. Any increase would be unbearable for residents. Despite attempts to position Newtown as an 'entertainment district' the reality is there are a huge number of long-established residents in very densely populated terrace housing and apartment blocks, right next to the proposed development.
- Council will be subject to unrelenting and withering scorn, contempt, hostility and derision from residents and ratepayers if it chooses to allow this proposal, in the face of overwhelming opposition.

The application must be absolutely and utterly rejected, once and for all.

Thanks,

Andrew McLaren
Brown Street, Newtown 2042

From: Sharn <[REDACTED]> on behalf of Sharn <[REDACTED]> <Sharn
<[REDACTED]>

Sent on: Tuesday, February 10, 2026 7:44:03 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

As a home owner & resident of Alice St I'm rather concerned about another McDonald's opening. There's already one in Marrickville Metro. There's Stanmore & St Peters within a stone's throw.

We don't need one on King St.

Kind regards,

Çağın Gökalp

From: Willa Zheng <[REDACTED]> on behalf of Willa Zheng <[REDACTED]> <Willa Zheng <[REDACTED]>
Sent on: Monday, February 9, 2026 9:11:30 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cissy, I'm emailing again to support McDonald's application. It will create jobs, lots of jobs for young people, and provide affordable meals for poor renters or mortgage strapped landlords. I expect it to be extremely popular when it opens. I have been waiting for Macca's to reopen on King St for 20 years!

Willa Zheng

Get [Outlook for Android](#)

From: <[REDACTED]>
Sent on: Monday, February 9, 2026 10:47:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions Team,

I am writing to object to the proposed McDonald's development on King Street, Newtown.

This proposal would negatively impact local amenity, traffic conditions, and the unique character of Newtown. My key concerns are:

- **Traffic and congestion:** The area is already heavily congested and poorly suited to increased vehicle and delivery traffic, which this development would inevitably generate.
- **Extended operating hours:** Late or extended trading hours would increase noise, light pollution, and disruption for nearby residents in a mixed residential area.
- **Waste and environmental impact:** High volumes of takeaway packaging would contribute to increased litter, landfill, and pressure on local waste services.
- **Public health:** The increased availability of unhealthy fast food, particularly near families and young people, contributes to long-term health impacts.
- **Lack of need:** There are already McDonald's outlets in close proximity at St Peters, Marrickville Metro, and Alexandria, demonstrating no clear community need for an additional outlet.
- **Neighbourhood character:** Newtown's independent, non-corporate, and culturally distinctive character would be undermined by the introduction of a large multinational fast-food franchise.

For these reasons, I urge the authority to refuse this application.

Thank you for considering my submission.

Sincerely,

Meg

Sent from my iPhone

From: katie <[REDACTED]> on behalf of katie <[REDACTED]> <katie
<[REDACTED]>

Sent on: Monday, February 9, 2026 7:35:31 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission in Opposition to McDonald's Proposal RD/2025/585/B - King Street, Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council Members,

I am writing to strongly oppose the proposal by McDonald's Australia to open a restaurant on King Street, Newtown.

Newtown's identity is built on its independent spirit and strong support for locally owned cafés, restaurants, and small businesses. Allowing a global corporate chain such as McDonald's into this precinct undermines the cultural character that makes Newtown unique. Multinational fast-food chains contribute little to local culture or community life while using their scale to outcompete independent operators.

Supporting local businesses keeps money circulating within the community and sustains the diversity that attracts people to Newtown. A corporate behemoth like McDonald's prioritises profit over place and does not align with the values many residents actively choose to support.

There are also clear sustainability and amenity concerns. Newtown already experiences significant litter and waste, particularly on weekend nights. Fast-food outlets generate high volumes of single-use packaging, which inevitably increases rubbish on streets and in surrounding residential areas. This directly conflicts with the City of Sydney's waste-reduction and environmental goals.

The recent approval of a KFC on King Street should be a warning. Rather than doubling down on multinational fast food, Council should be protecting the independent businesses that define the area and contribute to a cleaner, more distinctive precinct.

For these reasons, I urge the Council to reject this application and prioritise planning decisions that support local businesses, sustainability, and Newtown's unique character.

Thank you for considering my submission.

Sincerely,

Katie Ahearn

Newtown resident

From: <[REDACTED]>
Sent on: Monday, February 9, 2026 6:22:41 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: McDonalds's Newtown Objection

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Subject Line: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Content of email:

Object to Amended DA for McDonald's, 212–214 King Street, Newtown

To: City of Sydney Council

Re: **DA No. D/2025/585/B – Amended Development Application (McDonald's Newtown)**

I'm writing as someone who has lived in Newtown my whole life and now works in a small business on King Street. This neighbourhood has shaped who I am, and I care deeply about the people and places that make it what it is. For these reasons, I strongly object to the amended DA for a McDonald's at 212–214 King Street.

Even with the recent changes, the proposal still doesn't reflect what this community needs or values.

• **Newtown's character matters to us.**

I grew up surrounded by independent cafés, family-run food places, and quirky shops that give this area its soul. A multinational chain like McDonald's doesn't fit in with the culture that locals have built over decades, and it risks pushing Newtown toward becoming just another generic high street.

• **Small businesses are already doing it tough.**

Working on King Street every day, I see how hard local owners work to stay afloat, especially with rising rents and competition. A global fast-food chain with huge buying power and long trading hours would add even more pressure to businesses that are part of the community's identity.

• **Safety and congestion are still real concerns.**

King Street is already a busy, often crowded corridor. Delivery riders, late-night foot traffic, and limited space mean that even small increases in activity can create issues. The amended proposal doesn't convincingly address pedestrian safety, waste management, loading zones, or late-night behaviour.

• **The community has been clear.**

Many of us raised these concerns during the earlier DA, and little has changed. People here care deeply about preserving what makes Newtown unique, and there is still strong community opposition for good reason.

Newtown is not just a place to me—it's home. I'm asking the Council to protect the character, safety, and small-business ecosystem that make this neighbourhood so special by refusing the amended DA.

Kind regards,

Thomas

Newtown resident & King Street worker

From: simon goldsworthy <[REDACTED]> on behalf of simon goldsworthy
<[REDACTED]> <simon goldsworthy <[REDACTED]>
Sent on: Monday, February 9, 2026 10:14:23 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: McDonalds Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am responding to the resubmission of McDonalds for planning permission. The new application has not addressed the attendant issues of litter, traffic and noise with a small reduction in operating hours.
I include my submission from last time, which turns out to be salient, with this submission.

I am writing to you as a resident of the immediate area, just one block away. I have been here long enough to remember the old McDonalds on King St and the attendant problems with parking, litter and noise.
A 24hr proposition seems like an ambient claim to get the business open. If it is 24hrs it is completely out of character with the adjacent densely populated residential area.
For these reasons I wanted to voice my objections.
Regards
Simon Goldsworthy
93 Wilson St Newtown

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, February 10, 2026 7:54:42 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: RD/2025/585/B

-----Original Message-----

From: Deanna McAsey <[REDACTED]>
Sent: Tuesday, 10 February 2026 7:52 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I'm objecting to the revised McDonalds DA proposal due to previous concerns. This includes negative financial impacts to small local businesses nearby by a huge multi-national. It goes against the culture of diversity and small business appeal of Newtown which makes it so appealing to residents and visitors. There are also MacDonalDs at Broadway, Marrickville Metro and St Peter's and we don't need more in the area.

Regards
Deanna McAsey
12 Alice Street
Newtown

From: Marcus Sandmann <[REDACTED]> on behalf of Marcus Sandmann
<[REDACTED]> <Marcus Sandmann <[REDACTED]>

Sent on: Tuesday, February 10, 2026 8:18:01 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission against RD/2025/585/B revised McDonald's DA Application in Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Objection against McDonald's revised development application in Newtown.

As a local resident, I strongly object to the revised McDonalds proposed development application on King Street Newtown. This plan posed significant risks, including public safety on King Street, public wellbeing and local business.

Impact on Local Business: Residents and business owners argue a multinational chain will threaten independent cafes and eateries.

Traffic and Safety: Concerns exist regarding increased traffic congestion, pedestrian safety, and illegal use of pavements by delivery riders.

Noise and Anti-social Behavior: The potential for this operation poses risks of excessive noise, graffiti, and anti-social behavior.

Character and Identity: Opponents argue a McDonald's contradicts the "Keep Newtown Weird" ethos and the suburb's character.

Excessive Fast Food: Critics note the high concentration of existing fast food, including six chicken shops within a 170-metre radius.

The McDonald's proposal conflicts with the community's interests. I respectfully urge the council to reject this application.

Regards
Marcus Sandmann
Alexandria NSW

From: Julie NY <[REDACTED]> on behalf of Julie NY <[REDACTED]> <Julie NY
<[REDACTED]>

Sent on: Tuesday, February 10, 2026 11:19:36 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Subject line: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissi Li

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise

Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, February 10, 2026 11:16:02 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li - APPROVE

-----Original Message-----

From: Martin Turner <[REDACTED]>
Sent: Tuesday, 10 February 2026 10:55 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li - APPROVE

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Approvers

Please allow McDonalds back to Newtown.

Ignore those people inciting "Shut it down" mindset.

Thanks

martin

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, February 10, 2026 12:07:30 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li - APPROVE

From: Martin Turner <[REDACTED]>
Sent: Tuesday, 10 February 2026 10:55 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li - APPROVE

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Thanks

martin

From: Matthew Boulton <[REDACTED]> on behalf of Matthew Boulton <[REDACTED]> <Matthew Boulton <[REDACTED]>
Sent on: Tuesday, February 10, 2026 11:05:33 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA D/2025/585/B - 212-214 King St NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li,

I am writing as a local resident to object to the proposed McDonald's development. I think it's unfortunate that McDonald's thinks that a couple of minor changes would alter the principle. I hope that the Council continues to respect the wishes of Newtown residents.

The level of community opposition to this proposal is already well established. That response reflects a clear and consistent community view that a McDonald's is not appropriate (or wanted) for King Street.

King Street's value lies in its distinctive character: a dense, walkable high street defined by independent businesses, cultural diversity and a vibrant but human-scale late-night economy. These qualities are explicitly protected through City of Sydney planning controls. A large, multinational fast-food outlet is fundamentally at odds with those objectives and risks further homogenising a precinct whose strength lies in its local identity. If I'd known KFC was also planning a shop here, I would have raised similar objections at the time.

The earlier DA was refused due to traffic and pedestrian safety risks, inadequate servicing and loading arrangements, and increased noise, litter, and environmental impacts. I don't see how the new application changes this.

The updated DA still fails to meaningfully address the impact of delivery riders on already congested footpaths. The inclusion of a single bicycle space for staff does not mitigate the foreseeable increase in delivery activity. I don't see how the application meaningfully changes things, and my previous objection stands.

The proposal conflicts with controls intended to protect King Street's independent and culturally distinctive character. No genuine economic or social impact assessment has been provided, despite the obvious risk of cumulative displacement effects on small local businesses. This runs counter to the Council's stated aim of supporting a locally distinctive, creative economy. King St is already suffering somewhat with an increase in empty shops and convenience stores – adding a McDonald's to this will not help the area.

The development would generate unacceptable cumulative impacts on noise, odour, waste servicing and delivery traffic, particularly given its proximity to residential uses. Reliance on minor laneways for servicing, limited rider facilities and the intensity of waste generation are huge problems.

In summary, the proposed McDonald's would undermine Newtown's local character, diminish residential amenity and conflict with City of Sydney planning controls designed to protect heritage, social diversity and environmental sustainability. The revised DA does little to address the concerns previously identified the community.

Warm regards,

Dr Matthew Boulton

Consultant Psychiatrist | FRANZCP, BMBS, BSc

Red Tree Practice | [Website](#) | [REDACTED]

Medicolegal work via Medirect | [Profile](#) | [REDACTED]

Member: EMDRAA | AADPA

I work part-time. Email is not monitored continuously and should not be used for urgent or emergency correspondence.

NSW Mental Health Access Line: 

From: Antonia Ross <[REDACTED]> on behalf of Antonia Ross <[REDACTED]> <Antonia Ross <[REDACTED]>
Sent on: Tuesday, February 10, 2026 11:02:40 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

From: Sarah Perini <[REDACTED]> on behalf of Sarah Perini <[REDACTED]> <Sarah Perini <[REDACTED]>
Sent on: Tuesday, February 10, 2026 12:09:29 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The response to the previous application in August 2025 clearly showed how strongly the community feels, with 1,433 submissions opposing the proposal and only six in support.

King Street has a well-established heritage and character, shaped by its diverse community, independent businesses, and creative late-night economy. A large fast-food outlet like McDonald's does not align with local planning objectives that aim to protect the area's character, social diversity, and pedestrian-friendly environment.

As a community, we have made it very clear that we do not want a McDonald's in this location. It would put real pressure on the independent businesses and local culture that make Newtown what it is.

The previous application was rejected due to concerns about increased traffic, pedestrian safety risks, inadequate on-site loading, higher noise levels, and environmental impacts such as littering. These issues remain relevant. The current proposal is still inconsistent with City of Sydney planning objectives, particularly around amenity, local character, cumulative impact, sustainability, and pedestrian safety.

Public domain and pedestrian safety (DCP 3.1.1 & CPTED)

The updated DA does not adequately address the expected increase in delivery riders using the footpath. While the 2026 proposal includes a single bicycle space for staff, there are no meaningful measures to manage increased bike and rider activity in an already crowded pedestrian area.

Although the CPTED assessment acknowledges the social impacts of extended late-night trading, it does not resolve them. Concentrating fast-food delivery operations in this confined, high-traffic location will negatively affect pedestrian amenity, accessibility, and public safety.

Loss of local character and cultural identity (DCP 2012 Part 2.10.1)

The proposal is inconsistent with planning controls designed to protect the small-scale, independent and culturally distinctive nature of King Street. Approval would contribute to the gradual erosion of the heritage and cultural identity that underpins Newtown's local economy.

Economic and social impact on local businesses

The application does not include an economic or social impact assessment and fails to consider the cumulative effects on nearby independent businesses. This runs counter to Council's strategic goal of supporting small and creative enterprises that contribute to the city's distinctive local economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal would introduce unacceptable cumulative impacts, including increased noise, odours, waste collection, and service vehicle movements close to residential properties. Non-compliance with AS 1668.2 setbacks, reliance on narrow laneways for servicing, and the lack of rider parking do not meet the requirement to minimise disruption to local amenity under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The scale of waste and resource use associated with this proposal is inconsistent with Sustainable Sydney 2030 objectives, particularly those aimed at reducing waste collection frequency, transport emissions, and landfill reliance in dining precincts.

Character and heritage impact

Newtown has grown into a vibrant village known for its independent shops, small bars, and locally owned restaurants. Introducing a McDonald's would disrupt this character, replacing King Street's evolving identity with a standardised corporate presence that does not reflect the community.

Conclusion

The proposed McDonald's at 212–214 King Street would significantly undermine Newtown's small-scale cultural economy, reduce amenity for nearby residents, and conflict with City of Sydney planning controls intended to protect heritage character, social diversity, and environmental sustainability.

The Newtown community has consistently raised concerns about increased noise, antisocial behaviour, and litter, all of which would negatively affect the cultural and residential character of King Street. The updated DA does little to address or mitigate these issues.

For these reasons, we respectfully request that City of Sydney Council refuse this application.

Yours sincerely,

Sarah Perini

From: Joris Luijke <[REDACTED]> on behalf of Joris Luijke <[REDACTED]> <Joris Luijke <[REDACTED]>
Sent on: Tuesday, February 10, 2026 10:48:17 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council members,

As locals, we strongly object to the proposed McDonald's at 212–214 King Street, Newtown. When a similar application was put forward in August 2025, the response from the community was crystal clear. There were 1,433 objections and just 6 submissions in support. That says everything about how people in Newtown feel about a McDonald's on King Street.

King Street is special because of its heritage, its diversity, and its independent businesses. It's a busy, walkable strip that works because it's human-scale and locally driven. A large fast-food chain simply does not fit with the character of the street or the planning goals that exist to protect pedestrian amenity, social diversity, and local identity.

As a community, we've been clear. We don't want a McDonald's here. It puts pressure on the independent businesses and the cultural character that make Newtown feel like home.

The previous application was refused due to traffic and pedestrian safety issues, poor loading arrangements, noise impacts, and environmental concerns such as litter. The updated proposal doesn't meaningfully fix these problems and still conflicts with City of Sydney planning objectives around amenity, safety, sustainability, and local character.

Pedestrian safety and the public space

The new DA still doesn't deal with the reality of delivery riders using already-crowded footpaths. Adding a single bike space for staff does nothing to manage the increase in bikes, scooters, and delivery traffic in a very tight, busy area. King Street already has heavy foot traffic, especially at night, and this will only make things worse.

While CPTED measures are mentioned, they don't resolve the impact of late-night fast-food activity in a spot where pedestrians, residents, and delivery riders are all competing for space. This proposal prioritises delivery volume over public safety and comfort.

Loss of local character

King Street's planning controls exist to protect its independent, small-scale, and culturally diverse feel. A McDonald's goes against that. Approving this would further erode the character that makes Newtown different from everywhere else.

Impact on local businesses

There's been no real assessment of the economic or social impact on nearby independent businesses. Ignoring the cumulative effect of large chains on small operators undermines Council's stated goal of supporting local and creative enterprises.

Amenity impacts

This proposal would increase noise, smells, waste collection, and delivery traffic right next to homes. Relying on narrow laneways for servicing, not properly addressing ventilation setbacks, and failing to provide rider parking all point to poor outcomes for residents and the street overall.

Sustainability and waste

The amount of waste and servicing this development would generate runs counter to the City's sustainability goals, including reducing waste, truck movements, and emissions in dense inner-city areas.

What this means for Newtown

Newtown has grown into a vibrant village of independent shops, small bars, and local eateries. A McDonald's would cut across that, replacing a unique and evolving street with a standard corporate fit-out that could be anywhere.

Conclusion

A McDonald's at 212–214 King Street would damage Newtown's local economy, reduce amenity for residents, and go against the planning controls designed to protect the area's character, diversity, and liveability.

The community has already been clear about concerns around noise, litter, antisocial behaviour, and the broader impact on King Street. The revised DA does little to address these issues.

For these reasons, we ask the City of Sydney to refuse this application.

regards,

Joris Luijke

2 Hennings Ln Newtown

From: ARORA, Nimita <[REDACTED]> on behalf of ARORA, Nimita <[REDACTED]>
Sent on: Tuesday, February 10, 2026 12:14:35 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li [SEC=UNOFFICIAL]

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

UNOFFICIAL

Dear Cissy,

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting. As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment. The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

For the reasons outlined below, the current proposal continues to be inconsistent with City of Sydney planning objectives. In particular, I note the restaurant only seats 12 people, meaning most of sales will be takeaway. This will inevitably lead to a lot of littering throughout the nearby areas. As a local government, we should also be aiming to minimise waste and encourage sustainability.

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement. The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14

and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts. In particular, I note the restaurant only seats 12 people, meaning most of sales will be takeaway. This will inevitably lead to a lot of littering throughout the nearby areas. As a local government, we should also be aiming to minimise waste and encourage sustainability.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behaviour and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

Kind regards,

Nimita Arora

Nimita Arora

Assistant Director - Economic Evaluation and Advice Section

Office of the Chief Health Economist Division | Strategy and First Nations Group
Australian Government Department of Health, Disability and Ageing
E: [REDACTED]

This email comes to you from Gadigal Country
Location: Level 10, 260 Elizabeth Street
Surry Hills NSW 2010, Australia

The Department of Health, Disability and Ageing acknowledges First Nations peoples as the Traditional Owners of Country throughout Australia, and their continuing connection to land, sea and community. We pay our respects to them and their cultures, and to all Elders both past and present.

UNOFFICIAL

"Important: This transmission is intended only for the use of the addressee and may contain confidential or legally privileged information. If you are not the intended recipient, you are notified that any use or dissemination of this communication is strictly prohibited. If you receive this transmission in error please notify the author immediately and delete all copies of this transmission."

From: Julia Frecheville <[REDACTED]> on behalf of Julia Frecheville

<[REDACTED]> <Julia.Frecheville@[REDACTED]>

Sent on: Tuesday, February 10, 2026 12:00:47 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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Character and heritage impact

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restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

From: Sebastian Danta <[REDACTED]> on behalf of Sebastian Danta
<[REDACTED]> <Sebastian Danta <[REDACTED]>

Sent on: Tuesday, February 10, 2026 10:38:38 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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Hi there,

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community has made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Many thanks,

Seb Danta

Sebastian Danta

Animator / Director / Illustrator / Motion Graphics Designer



From: Jean N'jeri allen <[REDACTED]> on behalf of Jean N'jeri allen
<[REDACTED]> <Jean N'jeri allen <[REDACTED]>
Sent on: Tuesday, February 10, 2026 2:12:09 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact

of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

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The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

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The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease

the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns. We respectfully request the Council of Sydney refuse this application.

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From: Wamla Mcia <[REDACTED]> on behalf of Wamla Mcia <[REDACTED]> <Wamla Mcia <[REDACTED]>
Sent on: Wednesday, February 11, 2026 6:13:49 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am writing to express my support for the development application for the proposed McDonald's on King Street, Newtown. King Street has long operated as one of Sydney's most active and well-known mixed-use precincts, accommodating a broad range of food, retail, and community-focused services that reflect the needs of a dense and diverse local population. The proposed development is consistent with this established role and should be assessed within the practical realities of how the street already functions.

Newtown has never been exclusively defined by small independent operators alone. Over many years, King Street has hosted a variety of national and international brands, including Bakers Delight, Subway, Domino's Pizza and a previous McDonald's, and currently includes businesses such as KFC, El Jannah and Broaster Chicken. These businesses have operated alongside local traders without eroding Newtown's identity. The continued presence of both independent and larger operators reflects the area's adaptability and its capacity to support a mix of offerings that serve different segments of the community.

The proposed McDonald's is designed as a small-format store, which is particularly appropriate for King Street's urban form. Recent developments, such as the new small-format KFC, demonstrate that this model integrates well into the streetscape, supports pedestrian activity, and avoids the scale-related issues often associated with traditional suburban outlets. A compact footprint allows the business to function efficiently while maintaining compatibility with surrounding uses and built form.

The proposal also includes clear commitments to local amenity. As part of its ownership agreement, McDonald's operates a 200-metre cleaning policy, under which staff are responsible for regular litter collection and cleanliness in the surrounding public domain. This contributes positively to the presentation and upkeep of King Street, delivering a tangible benefit not only to patrons but also to nearby residents, businesses, and visitors.

It is also important that the volume and nature of submissions received in relation to this application be understood in context. There has been a documented campaign of online misinformation and coordinated submission spamming, including participation from individuals with no local connection. While community input is essential, the integrity of the planning process relies on weighing genuine, locally grounded concerns rather than the scale of automated or internationally sourced responses.

Taken on its merits, this development represents a reasonable and appropriate use of a commercial site in a highly accessible location. It supports employment, enhances street-level activity, and provides a service that many in the local community already use and value. With appropriate conditions of consent, the proposal can operate responsibly and in harmony with its surroundings.

For these reasons, I support approval of the development application. There is no distinct tangible concern in this application which should restrict it moving forward.

Regards,

WI

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Wednesday, February 11, 2026 7:02:57 AM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: FW: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

-----Original Message-----

From: Murray Lee <[REDACTED]>

Sent: Tuesday, 10 February 2026 5:15 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy Li

I am writing to voice my opposition to the application of the above development application.

Newtown has a special place in the hearts and minds of Sydneysiders. It has historically been the site of countercultures and alternative lifestyles. It is a microcosm of culture at odds with the entire logic of McDonalds.

Not only that, but the site of the proposed development is inappropriate in many ways, and the new DA does little but re-state the case of the earlier application - with some minor adjustments. There will likely be problems of delivery riders in conflict with pedestrians, impact of waste, noise and cultural imperialism.

Best
Murray

From: June Chiew <[REDACTED]> on behalf of June Chiew <[REDACTED]> <June Chiew <[REDACTED]>

Sent on: Wednesday, February 11, 2026 8:44:26 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

The re-submission of McDonald's application to change their trading hours from 24 hours to 7am-2am does not address any of the previous objections from the previous application .

It does not answer the following:

- The current infrastructure cannot support its high waste streams
- The current infrastructure cannot support high frequency deliveries
- Residents in this area already suffer from high volume of noise from garbage trucks, delivery trucks and vagrant behaviours that occur at all hours of the day/night
- Parking/traffic in the locality cannot support this fast food restaurant, particularly with food delivery cyclists who are already a huge menace to the area
- Its vicinity to residential neighbourhood is not appropriate, it will increase anti-social behaviour and crime
- It will generate more rubbish in the area which is already a huge problem with the high frequency of illegal dumping
- It will reduce the amenity and safety of the neighbourhood

I hope that council will remain strong to object this re-application.

Thank you

Regards

JUNE CHIEW | Senior Project Manager, University Infrastructure
THE UNIVERSITY OF SYDNEY
Services Building G12 | 22 Codrington Street | Darlington | NSW | 2008

M [REDACTED]
E [REDACTED] | W [REDACTED]

CRICOS 00026A

This email plus any attachments to it are confidential. Any unauthorised use is strictly prohibited. If you receive this email in error, please delete it and any attachments.

Please think of our environment and only print this e-mail if necessary.

From: Eva Poon <[REDACTED]> on behalf of Eva Poon <[REDACTED]> <Eva Poon <[REDACTED]>

Sent on: Tuesday, February 10, 2026 10:14:39 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cassy,

As a resident in the neighbourhood, I object to the abovementioned submission with the following reasons:

1. . The Crime Risk Assessment has only provided measures to the King Street entrance but did not mention anything in relation to Brown Ln (the back of the shop). This raises concerns of safety in the neighbourhood as the shop will surely attract plenty of patrons. The crime prevention report did not take consideration of sufficient crime prevention on Brown Lane.
2. The proposed operation for attracts a high level of noise (the operation, delivery from ubereats and patrons) and smell from cooking in the late night which has a negative impact on the quiet and peaceful living environment for residents in the neighbourhood, especially sleep.
3. The poor management of garbage collection and bin situation on Brown Lane - the management of the garbage collection on Brown Ln is appalling with the common sighting of rats (both dead and alive). The proposal of a fast food takeaway will further deteriorate the situation.
4. There is insufficient parking for delivery management in the area and will further impact the traffic and road safety on King Street, Brown Street and Brown Lane.
5. The opening of McDonald's will destroy the authenticity of Newtown.

Yours Sincerely,
Eva Poon

From: Mick On <[REDACTED]> on behalf of Mick On <[REDACTED]> <Mick On
<[REDACTED]>

Sent on: Wednesday, February 11, 2026 6:07:33 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I write in support of the proposed development application for a McDonald's restaurant on King Street, Newtown. King Street has long functioned as a diverse, high-activity main street that brings together residents, workers, students, and visitors. The proposed development aligns with this role and reflects the street's established character as a place for food, gathering, and social interaction.

A key benefit of the proposal is its contribution to the local community through employment and skills development. The Newtown area has a large population of students and young people seeking flexible and accessible work. McDonald's has a well-established record of providing entry-level employment, structured training, and pathways for career development. These opportunities can have a meaningful positive impact on local residents by supporting financial independence, work experience, and long-term employability.

The proposal also supports community accessibility and inclusion. As a well-known and affordable food option, the restaurant would provide a casual meeting place for people from a wide range of backgrounds, including families, shift workers, and late-night patrons who already use King Street's services. This contributes to King Street's role as an active, inclusive public corridor where people feel comfortable at different times of the day and evening.

From a planning perspective, the development represents an appropriate and efficient use of an existing commercial site in a location that is well serviced by public transport, cycling infrastructure, and pedestrian access. This reduces car dependency and supports sustainable travel patterns. The scale and operation of the proposal are consistent with surrounding food and hospitality uses, many of which operate extended hours, and any potential impacts relating to noise, waste, or amenity can be effectively managed through standard conditions of consent.

Importantly, the introduction of a national brand does not undermine Newtown's identity. King Street already supports a broad mix of independent businesses and larger operators, and this diversity is part of its strength. The proposed development will add choice and activity without detracting from the area's cultural character.

Overall, the proposal offers clear social, economic, and community benefits and is consistent with the established use and vibrancy of King Street. For these reasons, I support approval of the development application.

From: Murray Lee <[REDACTED]> on behalf of Murray Lee <[REDACTED]> <Murray Lee <[REDACTED]>

Sent on: Tuesday, February 10, 2026 5:15:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au; planningsystemsadmin@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy Li

I am writing to voice my opposition to the application of the above development application.

Newtown has a special place in the hearts and minds of Sydneysiders. It has historically been the site of countercultures and alternative lifestyles. It is a microcosm of culture at odds with the entire logic of McDonalds.

Not only that, but the site of the proposed development is inappropriate in many ways, and the new DA does little but re-state the case of the earlier application - with some minor adjustments. There will likely be problems of delivery riders in conflict with pedestrians, impact of waste, noise and cultural imperialism.

Best
Murray

From: Oscar Matta <[REDACTED]> on behalf of Oscar Matta <[REDACTED]> <Oscar Matta <[REDACTED]>
Sent on: Wednesday, February 11, 2026 11:01:48 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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I wish for my details to be censored.

I acknowledge that the original proposal raised significant concerns within the community. However, I consider the revised application to be a more balanced and appropriate response to those concerns.

The reduction in operating hours is a positive and meaningful change. It allows for job creation and local economic activity by providing employment opportunities for youth and entry-level workers, while reducing the risk of late-night impacts on vulnerable members of the community. Importantly, the revised hours are likely to limit noise disturbances and late-night antisocial behaviour that were previously raised as key issues.

The activation of a currently vacant commercial site on King Street would improve passive surveillance and contribute positively to street vitality in a well-established activity corridor. An occupied and active site can enhance safety and support the ongoing use of the public domain.

I also note that the revised application includes changes aimed at reducing delivery rider congestion and improving waste management practices compared to the earlier proposal. These measures demonstrate a willingness by the applicant to respond to operational concerns and mitigate impacts on pedestrians and neighbouring properties.

Finally, the proposed development would add an affordable and accessible food option for local residents, visitors, and shift workers, complementing the diverse range of existing businesses in the area.

For these reasons, I support the revised development application and consider it an improved proposal that better aligns with community expectations and planning considerations.

From: Robert Bolton <[REDACTED]> on behalf of Robert Bolton <[REDACTED]> <Robert Bolton <[REDACTED]>
Sent on: Tuesday, February 10, 2026 5:56:44 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney,

Re Submission - RD/2025/585/B

I object to this development application on the following four grounds.

The proposed McDonalds will attract more food delivery e-bikes to the intersection of King street and Brown Street which is already difficult to navigate and dangerous for pedestrians, owing to the e-bike traffic.

Inevitably some customers will stop their cars in the street in order to do pick ups. The proposed business is right on the intersection of a major arterial road, the Princess Highway. The Princess Highway is already log jammed during peak hours.

The hours of trading will attract patrons leaving pubs late at night, adding to the night time public- safety risk of King street.

King street is in need of a more diverse range of commercial businesses. There are already a vast number of inexpensive take-away food outlets. Another such outlet is not in the interests of the residents of Newtown. The City of Sydney often points to the vibrancy of Newtown as a key example of good quality inner city life. What King Street needs is more diversity of business.

Yours sincerely,
Robert Bolton
20 Chalder st, Newtown, NSW2042.

[REDACTED]
[REDACTED] 5

From: Maska Mask <[REDACTED]> on behalf of Maska Mask <[REDACTED]> <Maska Mask <[REDACTED]>

Sent on: Wednesday, February 11, 2026 5:58:16 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I write in support of the proposed development application for a McDonald's restaurant on King Street, Newtown. King Street is a well-established mixed-use corridor that already accommodates a wide range of hospitality, retail, and late-trading food businesses, and the proposed development is consistent with the existing character and function of the area.

The proposal will provide clear economic and social benefits to the local community. In particular, it will create new employment opportunities, including entry-level and flexible jobs well suited to students and young people, which aligns strongly with the demographic profile of Newtown. The ongoing operation of the business will also contribute to the local economy through increased activity, supply chains, and rates revenue.

From an urban planning perspective, the proposal represents an efficient use of an existing commercial site within a highly accessible location. King Street is well serviced by public transport and pedestrian infrastructure, reducing reliance on private vehicles and supporting broader strategic planning objectives for sustainable transport and walkable centres. The proposed hours of operation and traffic arrangements are comparable to other nearby food outlets and are unlikely to result in unreasonable impacts beyond what is already typical for this part of Newtown.

Concerns sometimes raised about large chains must be considered in context. King Street already supports a diverse mix of independent and national businesses, and this proposal will add to consumer choice without displacing existing character. With appropriate conditions relating to waste management, noise control, and signage, the development can operate responsibly and harmoniously within its surroundings.

Overall, the proposal is consistent with local planning controls, supports economic activity, and reflects the established commercial nature of King Street. For these reasons, I support approval of the development application.

From: Andrew Barrass <[REDACTED]> on behalf of Andrew Barrass
<[REDACTED]> <Andrew Barrass <[REDACTED]>
Sent on: Tuesday, February 10, 2026 5:28:31 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Resident Submission - RD/2025/585/B
Attachments: 260210_A Barrass_Letter re DA RD2025585B.pdf (65.34 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms. Li,

Please find attached comments I wish to submit for your consideration in response to Development Application RD/2025/585/B.

Thank you for taking the time to review my comments and I wish you a lovely week ahead.

Kind regards,

Andrew Edward Barrass
101 Burren St, Newtown NSW 2042
[REDACTED]

10th February 2026

Attention: Cissy Li
Department of Planning & Development
City of Sydney Council

SUBJECT: DA RD/2025/585/B - 212-214 KING STREET, NEWTOWN

Dear Ms. Li,

I am writing to you today as a local resident, and homeowner, in Newtown to formally submit my support for the approval of the amended development application for 212-214 King Street.

While I acknowledge the previous concerns raised, primarily focusing on the influence of multinational corporations, potential litter, and the preservation of the "King Street fabric", I believe these objections overlook the practical realities of our current high street and would like to offer the following points in favour of the application;

- **Safety & Street Activation**; A significant portion of King Street consists of retail tenancies that create large expanses of dark, unactivated shopfronts after 5.00pm and most restaurants currently close by 9.00pm leaving only bars and pubs open. This creates an environment that can feel unwelcoming or uncomfortable for residents & visitors, such as those leaving late night sessions at Dendy Cinema, who currently have no food options & must navigate stretches of the street populated by those under the influence. A late-trading McDonald's would provide essential eyes on the street.

- **Oversupply of Low-Utility Stores**; King Street is currently oversaturated with tobacco stores which contribute little to the cultural fabric. Conversely, there is an oversupply of chicken based outlets of which there is approx. 6 within a short radius. McDonald's offers an affordable, alternative menu that provides variety to the local food economy, particularly for the nearby university population.

- **Market Reality & Consumer Behaviour**; The argument that a multinational presence threatens local business is contradicted by the success of other large multinational style chains such as KFC, Guzman y Gomez & Oporto on this same stretch. Local residents are already consuming McDonald's either by driving to nearby restaurants, such as St Peters, or using delivery apps. Bringing this option to King St does not take away from independent dining; rather it captures a segment of the market that has already decided to eat elsewhere and therefore reducing delivery vehicle traffic and improving local accessibility particularly for those without a vehicle.

- **Preserving the Fabric through Diversity**; The true charm of Newtown is in its multiculturalism, eclecticism & variety. A healthy high street caters to all demographics & price points. The typical McDonald's consumer is often distinct from those seeking a premium, independent dining experience. The two can, & do, coexist in numerous examples of diverse urban centres.

Given the existing precedent for multinational franchises in the area, denying this application on the basis of corporate identity would be contradictory. I believe this development will lead to a safer, more active and accessible King Street. Thank you for your time & considering the perspective of a local resident.

Sincerely,

Andrew Barrass

From: Sarah O <[REDACTED]> on behalf of Sarah O <[REDACTED]> <Sarah O <[REDACTED]>

Sent on: Tuesday, February 10, 2026 4:12:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy,

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety.

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The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

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The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Thanks,

Sarah

Sarah O'Brien



From: Amelia Winter <[REDACTED]> on behalf of Amelia Winter <[REDACTED]> <Amelia Winter <[REDACTED]>

Sent on: Tuesday, February 10, 2026 4:15:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone.

Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning

controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns. We respectfully request the Council of Sydney refuse this application.

Thank you
Amelia Winter

From: Duncan Cook <[REDACTED]> on behalf of Duncan Cook
<[REDACTED]> <Duncan Cook <[REDACTED]>

Sent on: Wednesday, February 11, 2026 8:57:38 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

A 24 hr McDonalds is not needed and will attract undesirable people and trouble.

The Odour pollution will create an almighty stench forever changing the street and surrounding area.

There is no seating.. so people will buy walk out and dump rubbish on the street.

There are 5 McDonalds within spitting distance it is not needed or wanted.

Regards
Duncan

From: michaela <[REDACTED]> on behalf of michaela
<[REDACTED]> <michaela <[REDACTED]>

Sent on: Wednesday, February 11, 2026 6:34:28 PM

To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>;
dasubmissions@cityofsydney.nsw.gov.au

Subject: Re: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

RE: OBJECTION TO DEVELOPMENT APPLICATION D/2025/585. ATTN Cissy Lee

212-214 King Street, Newtown NSW 2042

Dear Council Assessment Team,

I am writing as a local resident and worker in the area to formally object to the proposed McDonald's development at 212-214 King Street, Newtown. The cumulative evidence proves this site cannot accommodate McDonald's operations while meeting basic planning, safety standards, protecting residential amenity, heritage values, and public health.

SPATIAL INADEQUACY

- Required amalgamation of two heritage shops (DCP discourages)
- Only one toilet for high-volume restaurant
- No separate waste storage room
- Inadequate bicycle parking (1 of 5 required)
- No space for bulky waste storage

FOOD SAFETY CONFLICTS

- Bi-fold window delivery entrance violates tight-fitting door requirement
- Customer toilet access compromises food preparation separation
- Waste bins inside premises create hygiene risks
- Delivery traffic through active kitchen creates cross-contamination risk

HERITAGE IMPACTS

- Demolition of 140-year-old dividing wall destroys historic configuration
- Rooftop mechanical enclosure visually intrudes on streetscape
- Corporate signage incompatible with Heritage Colour Scheme
- Site amalgamation undermines small-scale heritage shopfront character

AMENITY IMPACTS

- Construction noise: 88 dBA at residential receiver (22 dB over limit)
- Operational noise classification manipulated to inflate allowable limits
- Late-night trading until 2am in dense residential area
- Waste collection impacts on Brown Lane residents
- Deliveries on King Street footpath during peak hours
- Concentration of late-night venues in locality

KEY CONCERNS

Health Perspective: This proposal creates foreseeable harm through chronic sleep disruption, construction noise violations, cumulative stressors, and disproportionate impacts on vulnerable populations. The acoustic assessment prioritises averaged compliance metrics over lived experience.

Planning Perspective: The application systematically misrepresents DCP compliance. The site is spatially inadequate (requiring amalgamation, lacking basic facilities). Heritage impacts are understated. The floor plan reveals design incompatible with food safety and accessibility. Crime/safety claims reverse cause and effect.

Noise Assessment: The acoustic assessment treats compliance as the same thing as acceptability. Meeting technical triggers doesn't mean impacts are tolerable—especially where hours extend to 2am, receivers are directly adjacent, and the use is discretionary commercial development, not essential infrastructure.

DCP COMPLIANCE MISREPRESENTATIONS

Site Amalgamation: Applicant admits amalgamating two lots while marking it "compliant" against DCP Section 2.3.3(j) which states "Discourage site amalgamation." If amalgamation is required, the site is unsuitable.

Bicycle Parking: DCP requires 5 spaces total. Applicant provides 1 space and claims public footpath bike racks can be used by customers. Public racks are not on-site provision.

Waste Collection: Marked "compliant" despite using Brown Lane (public laneway) instead of preferred on-site options.

Bulky Waste: Applicant claims McDonald's will generate zero bulky waste. This is demonstrably false.

Signage Violations: Multiple non-compliances marked "justified" with reasoning that "other people violate the rules." McDonald's red and yellow golden arches are incompatible with the Heritage Colour Scheme.

NOISE ASSESSMENT FLAWS

"Urban Noise" Classification: The report classifies all residential receivers as "Urban" to inflate allowable noise limits by 5 dB. These are people sleeping above a fast-food venue operating until 2am, not abstract "urban receivers."

Data Manipulation: Quietest nights measured 47 dBA but were excluded. The adopted Night RBL is 53 dBA—a 6 dB inflation. This is cherry-picking data to manufacture compliance.

Human Behavioural Noise Excluded: The assessment excludes patron conversations, shouting, queue noise, delivery riders, loitering, antisocial behaviour, arguments, and intoxicated patrons at 2am closing. Human voices are particularly intrusive and cannot be "tuned out" like traffic.

Construction Noise: The report predicts 88 dBA at residential receiver—a 22 dB exceedance over the limit. Eleven of 21 receivers exceed construction noise limits. The response offers only generic recommendations with no enforceable controls.

CRIME AND SAFETY

The DCP Compliance Table claims the proposal will "contribute to surveillance." This reverses cause and effect. Late-night fast-food venues don't prevent crime—they attract it. NSW Bureau of Crime Statistics shows fast-food venues operating past midnight are hotspots for assault, particularly Friday/Saturday 12am-3am. With no outdoor seating, patrons will congregate on public footpath, creating noise, loitering, property damage, and intimidation.

TRAFFIC, WASTE, AND SERVICE MANAGEMENT

Loading Zone Conflicts: 11.5 deliveries per week (including 40-minute main deliveries) using King Street loading zone during peak hours creates footpath obstruction, pedestrian safety hazards, and traffic conflicts.

Waste Collection: Six waste collections per week on Brown Lane—a narrow residential laneway not designed for commercial waste operations. Waste truck access, reversing alarms, and compactor noise will severely impact residents.

Delivery Riders: The application is silent on delivery service aggregators. Modern McDonald's operations generate significant delivery rider traffic—motorcycles idling, riders congregating, additional waste, and bicycle parking demand. None of this is assessed.

CONCLUSION

This is not a case of minor non-compliances that can be conditioned. These are fundamental inadequacies proving the site cannot accommodate the proposed use while meeting requirements. The site is unsuitable.

I respectfully request that Council refuse this application on grounds of residential amenity, heritage impacts, spatial inadequacy, and systematic misrepresentation. The Cumulative impacts of late-night venue concentration in this locality need to be considered,

Yours sincerely,

Michaela Davies

Dr Michaela Davies
Psychologist | BA(hons I), MA, PhD



Pronouns: she/her
Learn about pronouns: <https://www.mypronouns.org>

AHPRA: PSY0001387494 | Medicare Provider Number: 4046433B |
Work Development Order Sponsor | PSS Provider | Accredited EMDR practitioner (EMDRAA) | ABN:
32708687485

I work part time and will answer emails and phone calls when available. If you require immediate attention, please reach out to:

- Emergency Services 000
- Mental Health Line 1800 011 511
- Lifeline 13 11 14
- Kids Helpline 1800 55 1800

I work on Gadigal land, always was and always will be

On Thu, Jan 22, 2026 at 10:36 AM Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

22 January 2026

Applicant name:
MCDONALD'S AUSTRALIA LIMITED

Reference number:
RD/2025/585/B

Site address:
212-214 King Street, NEWTOWN NSW 2042

Proposed development:
Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated

signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **13 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing [cityofsydney/development-comment](https://cityofsydney.nsw.gov.au/cityofsydney/development-comment) in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au

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From: naomi radom <[REDACTED]> on behalf of naomi radom <[REDACTED]> <naomi radom <[REDACTED]>>

Sent on: Wednesday, February 11, 2026 8:13:08 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: planningsystemsadmin@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

OBJECTION TO DEVELOPMENT APPLICATION RD/2025/585/B

212-214 King Street, Newtown NSW 2042

To Whom It May Concern,

I am a long-term Newtown resident living at 72 Hordern Street. I have two children, one of whom attends school nearby. I am writing to object to the proposed McDonald's development at 212–214 King Street, Newtown.

This proposal is for a large-scale fast-food outlet operating late into the night in a dense residential area and in close proximity to a local high school. In my view, it is fundamentally unsuitable for this location and will have unacceptable impacts on health, amenity, and the character of the neighbourhood.

The proximity of this development to a secondary school is deeply concerning. King Street is a daily walking route for students before and after school, and the proposed site will be directly within their immediate environment. It promotes unhealthy food choices for young people, particularly adolescents who are highly influenced by convenience, advertising, and price.

The detrimental health effects associated with frequent fast-food consumption are well established, including increased risk of obesity, diabetes, cardiovascular disease, and poor mental health outcomes. Councils have a responsibility to consider the broader public health implications of land-use decisions, particularly where children and young people are involved. Approving this development so close to a school runs counter to public health objectives and sends the wrong message to families.

The proposed trading hours until 2am on weekends are also of serious concern. Late-night fast-food venues generate a very specific type of noise that is not adequately addressed in technical reports. This includes raised voices, groups gathering on the footpath, delivery riders waiting and talking, engines idling, car doors slamming, and waste bins being moved. These intermittent noises are especially disruptive when people are sleeping.

Sleep disruption is not a minor inconvenience. It has well-documented impacts on physical and mental health, particularly for children and young people, including reduced concentration, behavioural issues, and impaired learning. Families in this area already live with traffic noise and general urban activity. Introducing a venue that actively attracts late-night crowds adds a new and avoidable source of disturbance at the most sensitive hours.

I am also concerned that the noise assessment relies heavily on averages and assumptions, rather than how noise is actually experienced by residents. People are not woken up by averaged measurements. They are woken up by repeated individual events throughout the night. The experience of residents, including those in shop-top apartments and adjacent buildings, has not been properly considered.

Waste and rubbish are another major concern. Fast-food outlets generate large amounts of disposable packaging, and experience shows that much of this ends up in surrounding streets rather than in bins. Brown Lane and nearby

residential streets already experience issues with litter and waste collection. The proposal relies on frequent waste collections in a narrow residential laneway, increasing noise, mess, and disruption.

Litter, food waste, and overflowing bins also attract vermin. This is not something families should have to accept, particularly in an area where children walk to and from school and residents use the streets daily.

The proposal places a heavy reliance on public space to support a private commercial operation, including on-street waste collection and surrounding footpaths. This shifts the burden of impacts onto local residents while offering no clear benefit to the community.

There are also broader concerns about the cumulative impact of late-night venues in this part of Newtown. The area already contains multiple businesses trading late into the night. Adding another high-volume fast-food outlet will further concentrate late-night activity, loitering, and associated antisocial behaviour.

Claims that late-night trading improves safety through increased “surveillance” do not reflect lived experience. In practice, late-night fast-food outlets attract crowds of intoxicated people and increase noise, conflict, and disturbance for nearby residents.

Finally, the proposed development requires significant alterations to a heritage building and combines two shopfronts to accommodate a large-format corporate operation. This undermines the fine-grain heritage character of King Street and is out of step with the established scale and use of the area.

For all of these reasons, I ask Council to refuse this application. The site is not suitable for a late-night fast-food restaurant, particularly given its proximity to a school and surrounding residential uses. The cumulative impacts on residential amenity, public health, waste management, and neighbourhood character are too great.

Yours sincerely,
Naomi Radom
72 Hordern Street
Newtown NSW 2042



From: Stephen Saines <[REDACTED]> on behalf of Stephen Saines <[REDACTED]> <Stephen Saines <[REDACTED]>

Sent on: Wednesday, February 11, 2026 6:06:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au; planningsystemsadmin@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

OBJECTION TO DEVELOPMENT APPLICATION D/2025/585
212-214 King Street, Newtown NSW 2042

Spatial Inadequacy

- Site area: 275.45m² (too small)
- Ground floor: 199.487m² (kitchen dominates at 11.8m)
- Required amalgamation of two heritage shops (DCP discourages)
- Only one toilet for high-volume restaurant
- No separate waste storage room
- Inadequate bicycle parking (1 of 5 required)
- No space for bulky waste storage

Food Safety Conflicts

- Bi-fold window delivery entrance violates tight-fitting door requirement
- Customer toilet access compromises food preparation separation
- Waste bins inside premises create hygiene risks
- Delivery traffic through active kitchen creates cross-contamination risk

Heritage Impacts

- Demolition of 140-year-old dividing wall destroys historic configuration
- Rooftop mechanical enclosure visually intrudes on streetscape
- Corporate signage incompatible with Heritage Colour Scheme
- Site amalgamation undermines small-scale heritage shopfront character

Amenity Impacts

- Construction noise: 88 dBA at residential receiver (22 dB over limit)
- Operational noise classification manipulated to inflate allowable limits
- Late-night trading until 2am in dense residential area
- Waste collection impacts on Brown Lane residents
- Deliveries on King Street footpath during peak hours
- Concentration of late-night venues in locality

SITE FUNDAMENTALLY UNSUITABLE

The cumulative evidence proves this site cannot accommodate McDonald's operations while meeting basic planning, safety standards, protecting residential amenity, heritage values, and public health. From a health perspective: This proposal creates foreseeable harm through chronic sleep disruption, construction noise violations, cumulative stressors, and disproportionate impacts on vulnerable populations. The acoustic assessment prioritises averaged compliance metrics over lived experience.

From a planning perspective: The application systematically misrepresents DCP compliance, the site is spatially inadequate (requiring amalgamation, lacking basic facilities), heritage impacts are understated, the floor plan reveals design incompatible with food safety and accessibility, and the crime/safety claims reverse cause and effect.

The acoustic assessment treats compliance as the same thing as acceptability. Meeting technical triggers doesn't mean impacts are tolerable—especially where hours extend to

2am, receivers are directly adjacent, and the use is discretionary commercial development, not essential infrastructure.

Kind regards,
Stephen Saines

Get [Outlook for iOS](#)

From: Emma W <[REDACTED]> on behalf of Emma W <[REDACTED]> <Emma W <[REDACTED]>
Sent on: Wednesday, February 11, 2026 7:57:26 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi team

I ask that City of Sydney refuse the application for McDonalds.

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street.

Furthermore, the absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators.

The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy, and is out of step with governments (of all levels) approaches to supporting local businesses to thrive.

Thanks
Emma

Sent from [Outlook for Android](#)

From: Ellouise Davis <[REDACTED]> on behalf of Ellouise Davis
<[REDACTED]> <Ellouise Davis <[REDACTED]>

Sent on: Wednesday, February 11, 2026 9:51:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application

Thank you,

Ellouise Davis



From: Graham Moore <[REDACTED]> on behalf of Graham Moore

<[REDACTED]> <Graham Moore <[REDACTED]>

Sent on: Thursday, February 12, 2026 10:39:35 AM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [REDACTED]

Subject: FULL SUPPORT - Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li

We are writing to express our **FULL SUPPORT** for the development application formally (Review RD/2025/585/B) regarding the proposed McDonald's restaurant at 212-214 King Street, Newtown.

As Erskineville residents, we acknowledge the ongoing debate about this proposal and the earlier application; however, we believe this development application will be a net positive for the Newtown precinct. We encourage the Council to approve the application based on the following reasons:

1. **Creating Local Jobs and Boosting the Economy** - This project will create significant employment opportunities, especially for young people and students living in the inner west. McDonald's is a major provider of entry-level training and career development. In an area with a high student population (near USYD and TAFE), a large employer offering flexible shifts is a valuable asset. The construction phase will also provide immediate work for local tradespeople.
2. **Improving Local Amenity and Street Life** - The proposal aims to revitalise a site that could otherwise remain underused. A well-managed, modern quick-service restaurant adds vibrancy to the streetscape. Its well-lit, active presence improves passive surveillance on King Street, enhancing safety and security for evening pedestrians.
3. **Supporting the Night-Time Economy and Shift Workers** - Newtown is a key entertainment precinct, yet affordable late-night food options can be limited.
 - a. **Support for Essential Workers:** The site's proximity to Royal Prince Alfred (RPA) Hospital makes it convenient for healthcare workers, who often finish shifts at irregular hours and need accessible, safe, and reliable food options when other cafes are closed.
 - b. **Safe Nightlife:** A late-night food venue plays an important role in the night-time economy by offering a safe, alcohol-free environment for patrons leaving nearby licensed venues. This can help 'soak up' alcohol and disperse crowds peacefully, possibly reducing anti-social behaviour.
4. **Diversifying Food Choices and Affordability** - While Newtown is known for its boutique dining scene, there is a true need for affordable, consistent food options. In the current economic climate, affordable dining options are crucial for many residents and visitors. This proposal complements the high street's offerings without replacing the specialised menus of existing independent cafes.

Conclusion: We believe this proposal has addressed prior concerns and offers a practical, beneficial addition to King Street. It aligns with the Council's vision for a vibrant, safe, and economically diverse 24-hour city.

Thank you for considering our **full support** for this application.

Yours sincerely,

Graham Moore & Joseph Brayford
Residents - Erskineville

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, February 12, 2026 8:28:09 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

-----Original Message-----

From: Duncan Cook <[REDACTED]>
Sent: Wednesday, 11 February 2026 8:58 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

A 24 hr McDonalds is not needed and will attract undesirable people and trouble.

The Odour pollution will create an almighty stench forever changing the street and surrounding area.

There is no seating.. so people will buy walk out and dump rubbish on the street.

There are 5 McDonalds within spitting distance it is not needed or wanted.

Regards
Duncan

From: Andrew Chuter <[REDACTED]> on behalf of Andrew Chuter <[REDACTED]> <Andrew Chuter <[REDACTED]>
Sent on: Thursday, February 12, 2026 9:41:42 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I wish to lodge my objection to this DA.

The site is too constrained for a large volume fast food outlet. This would generate too much motor traffic and would adversely impact local heritage and small scale food businesses in the vicinity. In addition, this outlet would result in a large amount of litter in the area.

Andrew Chuter
60/20 Eve St
Erskineville NSW 2043
[REDACTED]

From: Ruth Law <[REDACTED]> on behalf of Ruth Law <[REDACTED]> <Ruth Law
<[REDACTED]>

Sent on: Thursday, February 12, 2026 2:11:51 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy Li,

I am concerned of the submission RD/2025/585/B - 212-214 King Street Newtown NSW 2042

This is also a Residential area, where the exhaust from the premises, will be smelly, and the fast food premises will be open until 2.00am on Friday and Saturday creating noise level, waste pollution on streets, as people discard the wrappings.

There are already more than enough Fast Food outlets on King Street Newtown.

This is right next door to Clem's Chicken, which has been there for many years.

Macdonald's is not welcome in Newtown.

They were on King Street some years ago, and went out of business.

I do not welcome the fast food outlet on King Street. We look for more healthy food than this.

I object for health reasons - of others, and I for one will NOT be entering the premises.

I object for signage pollution

I object to franchisees taking over

The Service Window will create chaos on the street for pedestrians, and on the road for cars, bikes and the like.

Plus noise and obstruction.

There will be night time deliveries, sound of industrial fryers, delivery trucks and the smell of Industrial fryers.

I am concerned of the waste - on our streets, and lanes, of the empty wrappers, styrofoam, abandoned cups in the gutters, and streets, containers with soggy chips, dispersed on the streets, in our neighbourhood.

This submission threatens the very fabric of Newtown, the safety elements, the traffic, the noise, and polluted smell, and rubbish from the amenity.

The reduced hours do not address the fundamental problem/

Thank you for taking this into serious consideration.

Ruth Law

From: Mitchell Patel <[REDACTED]> on behalf of Mitchell Patel
<[REDACTED]> <Mitchell Patel <[REDACTED]>

Sent on: Thursday, February 12, 2026 5:39:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Fwd: RD/2025/585/B McDonalds King St

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I support this submission and think it would be a good low cost alternative to expensive food operators on king st.

Cost of living crisis is out of control.

Kind regards,

Mitchell Patel
31 Binning St
Erskineville NSW 2043
[REDACTED]

From: Michael Johnston <[REDACTED]> on behalf of Michael Johnston
<[REDACTED]> <Michael Johnston <[REDACTED]>

Sent on: Thursday, February 12, 2026 7:14:00 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li

I am writing to lodge my objection to the amended Development Application by McDonald's.

As a resident who has lived, worked, and raised a family in Newtown for over two decades, I strongly object to the amended application.

While the applicant has shuffled their paperwork, the fundamental reality of this proposal remains unchanged: **it is a high-volume industrial kitchen attempting to squeeze into a fragile heritage ecosystem.**

1. Pedestrian Gridlock and Public Safety

Anyone who actually walks King Street daily knows that the "Newtown Shuffle" is already a challenge. The footpaths here are narrow, and this specific block is a major artery for people walking to the University, the station, and the hospital.

- **The Delivery Bottleneck:** The amended plan still fails to realistically manage delivery riders. We already struggle with e-bikes zooming on footpaths; placing a high-volume McDonald's here creates a permanent "staging zone" for dozens of riders.
- **Physical Obstruction:** Unlike other suburbs, we don't have wide plazas. If this goes ahead, the elderly and those with prams or mobility aids will be forced off the curb into King Street traffic to bypass the crowd of riders and late-night patrons.

2. Erosion of "Fine-Grain" Heritage Character

Newtown's soul is built on its "fine-grain" retail—small, independent, diverse shops that give our streetscape its rhythm.

- **The "McLandscape":** Introducing a massive corporate footprint contradicts the **Sydney DCP 2012** goals for the King Street Heritage Conservation Area.
- **Visual Impact:** Even with "subdued" signage, a McDonald's fundamentally changes the character of the North Newtown gateway. We don't need a homogenized corporate anchor that devalues the unique, independent brand that Newtown has spent decades building.

3. The "Dark Kitchen" Model & Lack of Amenity

The amended submission still feels like a "Dark Kitchen" masquerading as a restaurant.

- **No Public Toilets:** It is unacceptable for a multi-billion dollar corporation to propose a high-volume food outlet with **no patron toilets**. This cynically offloads the cost of sanitation onto local pubs and Council-maintained public facilities.
- **Lack of Seating:** By minimizing seating and maximizing the kitchen, the applicant is signaling that they aren't

interested in being a "community" space. This is a high-turnover extraction model that offers nothing back to the local street life.

4. Impact on Residential Amenity (Noise and Waste)

Living in Newtown, we accept a level of noise, but the "cumulative impact" of a late-night fast-food giant is a different beast.

- **Brown Lane Impact:** The residential units backing onto Brown Lane will bear the brunt of 24/7 (or late-night) noise, waste collection, and the smell of industrial-scale deep fryers.
- **Waste Management:** King Street already struggles with waste. Adding the volume of packaging generated by McDonald's will inevitably lead to increased litter in our parks and residential side streets.

Conclusion

Newtown has survived and thrived because it is *different*. This proposal isn't "progress"; it's a regression toward a sanitized, corporate high street that ignores the physical and social constraints of our neighborhood.

The minor tweaks in the amended submission do not address the **safety, heritage, or amenity concerns** that led to the initial pushback. I urge the Council to listen to the people who actually live here and reject this application once and for all.

Kind regards

Michael

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]>
Sent on: Thursday, February 12, 2026 10:50:47 PM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Objection RD2025585B - 212-214 King Street, NEWTOWN NSW 2042.docx (20.72 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom It May Concern,

Please find attached my submission regarding DA D/2025/585/B for 212-214 King Street NEWTOWN NSW 2042.

I would like my name, email and address to be removed from any public display of this comment against the application.

Kind regards,

[redacted]

To Whom It May Concern,

This submission objects to RD/2025/585/B on the basis that the amended proposal continues to fail to address the fundamental concerns identified by the Sydney Local Planning Panel in its refusal dated 15 October 2025.

The Panel previously determined that the development did not:

- Adequately demonstrate safe and practical pedestrian access, particularly having regard to servicing and delivery riders; or
- Comply with relevant objectives and provisions of the Sydney DCP 2012 relating to transport, parking, waste and the public domain;

The amended DA including the Traffic Review and CPTED report do not resolve the substantive reasons for refusal identified by the Local Planning Panel because it continues to rely on:

- Public loading zones rather than on-site servicing;
- Public bicycle racks rather than dedicated rider infrastructure;
- Reactive measure such as CCTV and lighting rather than behavioural mitigation to prevent crime and disturbance

The development fails to demonstrate:

- Safe and practical pedestrian access;
- Acceptable servicing arrangements;
- Adequate management of late-night amenity impacts;
- Compliance with relevant Sydney DCP 2012 objectives; and
- Satisfaction of the statutory tests under s4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

For these reasons, the application should be refused.

1. The application's reliance on on-street loading fails to demonstrate safe and practical servicing

The Traffic Review proposes servicing via the existing King Street loading zone between 8:00am–3:00pm weekdays with deliveries to include:

- 6–8 pallet truck (up to 8.8m long) – 3 times per week (40 minutes each)

- Bread and milk deliveries – 4 times per week each
- Waste collection – 6 collections per week for garbage, recyclables and food waste

The report concludes that because the loading zone has “spare capacity,” servicing is acceptable however, this analysis is fundamentally flawed because:

1. Spare time in a loading zone is not a safety assessment.
2. The survey measures duration of use only. It does not assess:
 - Pedestrian conflict (no pedestrian conflict modelling is provided)
 - Pallet jack movements across the footpath
 - Interaction with clearway transitions
 - Queuing or obstruction impacts
3. No assessment of cumulative impact with other tenancies relying on the same loading zone is provided.

The Traffic Report assumes idealised delivery clustering without modelling real-world operational variability.

This fails the requirement to demonstrate site suitability under the EP&A Act (s4.15(1)(c)) and the significant likely impacts of the development on the natural and built environments (s4.15(1)(b)).

The application does not adequately address provision for delivery riders

The amended DA provides:

- 1 on-site bicycle space for staff
- Reliance on existing public bicycle racks (8 spaces within 20m)

The DCP requirement is 5 spaces (1 staff, 4 visitors).

The report suggests casual cyclists and food delivery riders will use public racks. This approach is deficient because:

- Public bicycle racks are not dedicated commercial infrastructure.
- Rider dwell times differ from casual cyclists.
- No rider queuing area is provided.
- No modelling of peak UberEats/DoorDash accumulation is provided.

- No rider management plan accompanies the LSMP.

Given the 200m² tenancy with only 12 internal seats, the business model is predominantly takeaway and delivery.

The absence of on-site rider accommodation was specifically identified by the Panel as a concern in the previous refusal.

The continued reliance on public infrastructure demonstrates failure to address that concern and indicates non-compliance with the intent of Sydney DCP transport and public domain controls.

The application does not adequately address deficiencies in late night amenity and crime prevention

The proposal seeks trading until 2am Friday and Saturday.

The CPTED report acknowledges that assault rates more than double the NSW average in Newtown and 38% of non-domestic assaults occur on roads/streets/footpaths (pg. 3).

Despite this, no late-night management plan is provided and the design measures in CPTED are reactive, not preventative of congregation, including:

- Only 12 internal seats
- No external seating
- No security plan
- No post-midnight patron management strategy
- No rider behaviour controls

Given the adjacent residential interfaces, Brown Lane residential sensitivity, high pedestrian volumes and interaction with nearby licensed venues, the SEE and CPTED fail to adequately assess the likely impacts of 2am trading on noise, disturbance and anti-social behaviour.

This fails to comply with s4.15(1)(b) of the EP&A Act (likely environmental impacts) and s4.15(1)(d) (public interest).

In summary, the application is non-compliant with s4.15(1) EP&A Act

The amended proposal continues to fail key statutory tests under s.4.15 of the EP&A Act including

- s.4.15(1)(a)(iii) - Insufficient demonstration of compliance with Sydney DCP 2012 controls regarding servicing, transport and bicycle parking, public domain safety
- s.4.15(1)(b) - The significant likely impact on both the natural and built environments, and social and economic impacts in the locality because of inadequate assessment of rider congregation, footpath conflict, late night disturbance, brown land residential amenity
- s.4.15(1)(c) – The site is unsuitable because it is fully built to boundaries, without a loading dock (to minimise on-street loading), without rider holding space, located on a constrained main street and in proximity to residential uses.
- s4.15(1)(e) – The previous refusal and extensive community concern demonstrate that intensifying late-night takeaway and delivery activity in this location remains contrary to the public interest.

The amended documents do not resolve these structural constraints.

I respectfully urge the Council to reject this development application.

From: Alex Ozdowski <[REDACTED]> on behalf of Alex Ozdowski
<[REDACTED]> <Alex Ozdowski <[REDACTED]>

Sent on: Thursday, February 12, 2026 5:37:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I support this DA.

From: Andrew Keenan <[REDACTED]> on behalf of Andrew Keenan

<[REDACTED]> <Andrew Keenan <[REDACTED]>

Sent on: Thursday, February 12, 2026 6:59:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This is a worthwhile application in my view having been a resident of Newtown for some 30 years. I do not believe the restaurant will cause additional challenges given the existing nature of King st. My family and I support many of these venues - having one more choice is a good thing

Regards

Andrew Keenan

37 Gowrie Street Newtown

[REDACTED]

Sent from my iPhone

From: Ellana Costa <[REDACTED]> on behalf of Ellana Costa <[REDACTED]> <Ellana Costa <[REDACTED]>
Sent on: Thursday, February 12, 2026 8:18:50 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillors,

I am writing to oppose the proposed McDonald's development in Newtown.

Newtown is defined by its independent businesses, creative culture, and strong community identity. Another multinational fast-food chain does not reflect the ethos of the area and risks eroding the unique character that residents value and work hard to preserve.

I urge Council to reject this application in order to protect Newtown's distinct identity and support its local businesses.

Kind regards,
Ellana Costa

From: Alexander Lee <[REDACTED]> on behalf of Alexander Lee

<[REDACTED]> <Alexander Lee <[REDACTED]>

Sent on: Thursday, February 12, 2026 7:44:30 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please ignore the whinging minority of nimbys and let us return to a vibrant Newtown.

Too many empty shops, the maccas will help other businesses in the area survive, especially bars, theatres an other entertainment venues.

From: Cannis M <[REDACTED]> on behalf of Cannis M <[REDACTED]> <Cannis M <[REDACTED]>

Sent on: Thursday, February 12, 2026 9:21:15 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Subject: Objection to proposed McDonald's Australia Limited at 212–214 King Street, Newtown

Dear Bill MacKay,

I am writing to formally object to the development application for a McDonald's takeaway outlet at 212–214 King Street, Newtown, including the proposed trading hours of 7:00am to 2:00am on Fridays and Saturdays, and 7:00am to 11:00pm from Sunday to Thursday.

This proposal raises significant concerns for local residents and the broader community:

1. Noise and late-night disturbance

Operating until 2:00am will increase noise from customers, delivery drivers, and late-night foot traffic. This part of King Street is surrounded by residential streets, and extended trading hours will disrupt the quiet expected at night.

2. Excess rubbish and waste management issues

Fast-food outlets generate large volumes of disposable packaging. Newtown already struggles with litter hotspots, and a high-volume takeaway venue will worsen rubbish on footpaths, in gutters, and around shopfronts. This places additional pressure on Council cleaning services.

3. No loading zone for deliveries

The site has no dedicated loading zone, meaning delivery trucks and supply vehicles will likely block traffic, use residential side streets, or stop illegally. This creates congestion, safety risks, and further noise impacts.

4. No public toilet

A late-night takeaway venue without public toilet facilities will inevitably push customers to use nearby laneways, doorways, and residential streets. This is a well-documented issue with late-trading fast-food outlets and would significantly affect local amenity.

5. Loss of Newtown's heritage character

Newtown's charm and identity come from its heritage streetscape and independent businesses. A large multinational chain at this location undermines the unique character of King Street and conflicts with the community's long-standing preference for small, diverse, locally owned shops.

6. Negative impact on local businesses

Independent eateries and small operators form the backbone of Newtown's economy. A major fast-food chain with extended hours will draw customers away from local businesses, many of which already operate on tight margins.

7. Anti-social behaviour

Late-night fast-food venues often attract loitering, noise, and disruptive behaviour, particularly around closing time. This raises safety concerns for residents and other businesses.

For these reasons, I respectfully request that Council reject the proposed development and trading hours at 212–214 King Street.

Thank you for considering my submission.

Kind regards,

Can

From: lexoparis.com <[REDACTED]> on behalf of lexoparis.com <[REDACTED]> <lexoparis.com <[REDACTED]>
Sent on: Thursday, February 12, 2026 10:13:25 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom It May Concern,

Re: Objection to Development Application D/2025/585/B – 212–214 King Street, Newtown

I write to formally object to Development Application D/2025/585/B for the proposed McDonald's restaurant at 212–214 King Street, Newtown.

The amended proposal raises significant concerns relating to public safety, pedestrian amenity, waste management, traffic obstruction, crime risk, environmental impact, and heritage character. The alterations and additions proposed under this application introduce greater risks than those identified in the original submission.

1. Loading Services Management Plan (LSMP)

The LSMP proposes that certain deliveries will occur via the King Street loading zone, with pallet jacks used to transport meat deliveries across the public footpath into the premises. These deliveries are expected to occur three times per week for approximately 40 minutes each (approximately two hours weekly) between 8:00am and 3:00pm.

King Street is one of the busiest pedestrian corridors in Sydney. The use of pallet jacks in this high-traffic environment presents a foreseeable risk of injury and pedestrian conflict.

McDonald's typically utilises CHEP pallets measuring approximately 1165mm x 1165mm, weighing around 40kg unloaded. When loaded, these pallets can exceed 1000kg. Manoeuvring loads of this size and weight across a public footpath — and up a ramp into the premises — creates a substantial hazard.

The proposal includes the use of a removable ramp extending onto the footpath. Any obstruction of a public footway poses both legal and safety concerns, particularly in a constrained, high-volume pedestrian environment.

SafeWork NSW guidance emphasises risk control and pedestrian separation when operating pallet jacks, including the use of barriers, exclusion zones, and clear separation from the public. The LSMP does not demonstrate how pedestrians will be effectively separated from delivery operations, nor does it provide adequate risk mitigation measures consistent with established safety requirements.

2. Waste Oil Handling

The LSMP indicates that waste oil will be pumped from a mobile unit positioned in the kerbside loading zone into a truck.

Using the public loading zone and footpath to handle liquid waste associated with a fast-food operation presents risks to public health and amenity, including potential spills, slip hazards, and offensive odours. Any spill could trigger environmental harm and raise issues under the Protection of the Environment Operations Act 1997 (NSW).

The proposal does not sufficiently demonstrate how risks of spillage, odour emission, or public exposure will be mitigated in a busy pedestrian setting.

3. Waste Collection and Brown Lane Impacts

The LSMP outlines 18 garbage collections per week. There is no detail provided regarding grease trap servicing frequency or methodology.

Waste collection is proposed to occur in Brown Lane, within a narrow rear laneway subject to “No Stopping” restrictions. While garbage vehicles may have certain exemptions, they must not unreasonably obstruct other road users.

Brown Lane is heavily relied upon by residents, service vehicles, and pedestrians. Its narrow width means that waste collection vehicles are likely to block access entirely during collection periods. The frequency of collections (averaging more than twice daily) would result in regular and unreasonable obstruction, contrary to Road Rules 2014 (NSW), which prohibit drivers from unreasonably obstructing the path of other drivers or pedestrians.

The cumulative impact on residential amenity and access has not been adequately addressed.

4. Crime Prevention Through Environmental Design (CPTED)

Recent studies and reporting in NSW have identified certain high-traffic, late-night fast-food outlets — including McDonald’s restaurants — as hotspots for antisocial behaviour, violence, and property crime.

The Crime Risk Assessment submitted with the original application (D/2025/585) acknowledges the potential for vandalism, graffiti, noise, and antisocial behaviour, particularly at night. However, the amended proposal does not demonstrate robust mitigation strategies extending beyond the premises boundary.

With seating limited to 12 patrons, the business model is clearly takeaway-oriented. The CPTED response primarily focuses on internal premises management and does not adequately address foreseeable impacts in surrounding public areas, including WJ Thurbon Reserve and nearby residential streets.

Given the site’s proximity to a park and residential properties, there is a reasonable likelihood of increased loitering, littering, and police call-outs. The broader community impact has not been meaningfully addressed.

5. Heritage and Character of the King Street Precinct

The King Street Heritage Precinct is valued for its distinctive character, diverse small businesses, and independent retailers. Replacing a long-standing retail fashion and jewellery tenancy with a multinational fast-food franchise is inconsistent with the planning intent to preserve and enhance the precinct’s unique identity.

The site is not within a designated Special Entertainment Precinct. State and local placemaking strategies emphasise development that strengthens local character and supports community well-being. A high-turnover FMCG fast-food outlet does not contribute positively to the heritage streetscape or fine-grain retail diversity that defines King Street.

6. Litter and Environmental Degradation

WJ Thurbon Reserve already experiences litter issues. The introduction of a major fast-food outlet adjacent to the reserve will foreseeably exacerbate this problem.

Experience in other suburbs demonstrates that takeaway packaging often extends beyond immediate premises, particularly where vehicle-based patrons are involved. The applicant’s proposed litter patrols are voluntary and discretionary, and therefore cannot be relied upon as an enforceable mitigation measure.

Increased litter would diminish the amenity of the reserve and surrounding residential environment.

Conclusion

The proposed development is inconsistent with the character and planning objectives of the King Street Heritage Precinct and raises substantial concerns regarding:

- Pedestrian and public safety
- Waste handling and environmental risk
- Traffic obstruction and access
- Crime and antisocial behaviour
- Heritage character and local identity
- Public amenity and environmental degradation

For these reasons, I respectfully urge Council to reject Development Application D/2025/585/B in the interests of protecting the safety, amenity, and character of the Newtown community.

Should further clarification be required, I am willing to provide additional information in support of this objection.

Yours faithfully

Alexis Parissis

5 Brown Street, Newtown, NSW 2042

[Redacted]

[Redacted]

From: Valerie Arsenova <[REDACTED]> on behalf of Valerie Arsenova
<[REDACTED]> <Valerie Arsenova <[REDACTED]>
Sent on: Thursday, February 12, 2026 8:46:55 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney Council,

I am writing to formally object to the proposed development of a McDonald's restaurant at 212-214 King Street. As a resident of Brown St, Newtown, that happens to be just around the corner from the proposed McDonald's, I am concerned that this proposal will negatively impact the amenity, safety, and character of our neighbourhood.

Fast-food chains are commonly associated with increased litter in surrounding streets and public spaces. Packaging waste frequently extends well beyond the site itself, affecting waterways and residential streets. While I acknowledge that King Street is a commercial corridor, I am concerned that this proposal would contribute to the ongoing erosion of Newtown's distinctive small-business character and economic diversity.

King Street has historically been characterised by independently owned businesses, small hospitality venues, and culturally diverse operators. This diversity is a defining feature of Newtown and a major contributor to its identity and attractiveness.

The introduction of a global fast-food chain of this scale risks accelerating:

- Displacement of smaller local operators
- Increased commercial rents due to perceived "anchor tenant" effects
- Homogenisation of the retail mix
- Reduced opportunities for independent businesses

Recent closures of long-standing small businesses on King Street demonstrate that the local commercial ecosystem is already under pressure. Approving another multinational chain risks further tipping that balance.

Approval may set a precedent encouraging further large-chain tenancies along King Street. KFC has already opened a store on King Street. Over time, this risks transforming the strip from a culturally distinctive high street into a more generic commercial corridor. Even without a drive-through, the brand presence and operational model differ significantly from surrounding small-scale operators.

Thank you for taking the time to consider my submission.

Sincerely,

Valerie Arsenova

From: Daniel Heppes <[REDACTED]> on behalf of Daniel Heppes <[REDACTED]> <Daniel Heppes <[REDACTED]>
Sent on: Thursday, February 12, 2026 5:55:56 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cissy,

As a relatively long-term resident of Newtown I can safely say that having a Macdonalds restaurant here is not in the interests of the neighbourhood.

A decision to allow this would be to fly in the face of long-standing commitments to support local businesses with unique local character, as opposed to unhealthy multinational junk food enterprises.

I strongly object to this DA and am encouraging many of my friends and neighbours (who feel exactly the same way) to submit similar applications.

Best regards,

Daniel Heppes

20 Pine St, Newtown NSW

From: Maeve Grant <[REDACTED]> on behalf of Maeve Grant
<[REDACTED]> <Maeve Grant <[REDACTED]>

Sent on: Thursday, February 12, 2026 4:31:06 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

My objection to the King Street McDonalds

Here are the key issues:

- Required amalgamation of two heritage shops (DCP discourages)
- Only one toilet for high-volume restaurant
- No separate waste storage room
- Inadequate bicycle parking (1 of 5 required)
- No space for bulky waste storage

Food Safety Conflicts

- Bi-fold window delivery entrance violates tight-fitting door requirement
- Customer toilet access compromises food preparation separation
- Waste bins inside premises create hygiene risks
- Delivery traffic through active kitchen creates cross-contamination risk
- Demolition of 140-year-old dividing wall destroys historic configuration
- Rooftop mechanical enclosure visually intrudes on streetscape
- Corporate signage incompatible with Heritage Colour Scheme
- Site amalgamation undermines small-scale heritage shopfront character
- Construction noise: 88 dBA at residential receiver (22 dB over limit)
- Operational noise classification manipulated to inflate allowable limits
- Late-night trading until 2am in dense residential area
- Waste collection impacts on Brown Lane residents
- Deliveries on King Street footpath during peak hours
- Concentration of late-night venues in locality

From: Liz Lyon <[REDACTED]> on behalf of Liz Lyon <[REDACTED]> <Liz Lyon
<[REDACTED]>

Sent on: Thursday, February 12, 2026 5:45:57 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I am a City of Sydney resident, living in Newtown and I wish to OBJECT to the development proposal of a McDonalds on King St Newtown.

My reasons are:

- This would impact surrounding small businesses who are already struggling in a cost of living crisis and rising rents without the competition of multi billion dollar corporations.
- This would impact the culture/spirit of Newtown, which has long been a hub of creativity, new ideas, alternative culture and community spirit. McDonalds is not any of these things.
- Newtown is a progressive area and having a brand that supports the genocidal state of Israel (as McDonalds has supplied meals to the Israeli Defence Force for example) is not something I think many of us would agree with if more people were aware of this information.
- People have loved Newtown for its interesting and unique independent shops, all the vegan foods available at restaurants, and that it's not just a collection of massive retailers and fast food chains. If McDonalds and places like this continue to push smaller shops and restaurants out, it will be more and more like any other soulless suburb.

Please stop McDonalds from opening in Newtown!

Elizabeth Lyon
31/19-25 Queen St
Newtown

From: <[REDACTED]>
Sent on: Thursday, February 12, 2026 5:30:05 PM
To: [REDACTED]
Subject: RD/2025/585/B at 212-214 King Street, Newtown : OBJECTION SUBMISSION
Attachments: RD2025_585_B_Objection Submission.pdf (789.36 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the attention of Cissy Li

Cover Note

Bill MacKay
Manager Planning Assessments
City of Sydney

Dear Bill

Please find my submission attached objecting to the McDonalds DA under RD/2025/585/B at 212-214 King Street, Newtown.

To protect my privacy, it is appreciated if you could remove any identifying information in the document for public publication (name, address, property ownership and email address).

Thanks & regards

[REDACTED]

Subject: Objection to proposed McDonald's development at 212-214 King Street in Newtown - RD/2025/585/B

Dear Members of the City of Sydney Council

We are writing to formally lodge our **strong objection** to the proposed Development Application RD/2025/585/B to operate a McDonald's fast-food outlet at 212-214 King Street, Newtown.

We are the property owner at [REDACTED], adjoining to the proposed development. Our property has a ground floor office being occupied by an employment, disability, and workplace services provider with front access from King Street and a rear access to the Brown Lane while the first-floor residential unit has its access from Brown Lane.

We are deeply concerned that the revised proposal, if approved, will still have substantial direct detrimental impacts on our adjoining property affecting the ground floor disability service and first floor residential occupants.

The revised long hours of operation (7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday) would have significant long-lasting negative and irreversible impacts on the local area, the neighbourhood businesses and residents, and the local community on multiple levels of critical undesirable nature.

This revised proposal does not address any of the concerns raised by neighbouring residents and its potential adverse impact on pedestrians / users with physical and/ mental disability. It still fails to alleviate directly on its wide-ranging significant adverse health, safety, environmental, footpath bicycle parking, deliveries associated traffic issues, as well as failing to address the broader social and economic concerns to the Newtown community.

Our key concerns and issues are detailed as follows :

1) Significant direct impacts to adjoining property ground floor business

1a) Safety, Anti-social and Traffic Concern

While the revised proposal proposed all loading / movement activities at the front of the shop, it is undeniable that these activities will add further strains to the pedestrians and vehicles movement on the main King Street. The shop's rear Brown Lane exit which has erected " NO STOPPING " sign will unavoidably be subjected to regular illegal loading / movement activities, including but not be limited to garbage bin collection, oil filling / disposal activities which need to be done at the rear exit given the location of these services shown in the site drawings.

The sudden and frequent influx of delivery riders/drivers and food patrons, generally on high volume turn-over during meal times when they are moving in /out of the proposed fast-food outlet will lead to overcrowding of the footpath along King Street frontage. This will be very confronting and potentially hazardous for the clients of disability employment office operating right next door to the proposed operation. They include those from First Nations, culturally diverse, and LGBTQIA+ communities, as well as people with physical and/ mental disability.

The bikes being left out at the front of the proposed site will increase safety hazards for the public and obstructing pedestrian access, while the riding of bikes on the foot path is a major safety concern particularly for young children, elderly, people with a disability and those requiring wider clearance wheel-chair accessibility.

Furthermore, delivery / food patron bikes with their annoying blipping sounds and flashing lights will be distressing and confronting for pedestrians and users who have neurodivergent condition

with sensory sensitivities. This will significantly reduce the footpath space in front of the proposed shopfront and the adjoining premises. It will adversely impact on the safety of normal foot traffic, as well as generating unpleasant and persistent noises / auditory impacts from the fast-food ordering counters being located in the front part of the proposed fast-food shop.

This will have direct safety and health impact with potential desirable hassles / discomfort to the mental health and well-being of the clients who need to visit the employment / disability services office on regular basis.

2) Significant direct Impacts to adjoining first floor residential unit

It is to be noted that the adjoining [REDACTED] property is still incorrectly identified as "EXISTING OFFICE SPACE & RETAIL STORE (1ST & GROUND FL)" in the revised "SITE PLAN - Drawing No DA02, Issue L". This revised proposal does not appear to address the concerns identified by the adjoining first floor residential unit as it has been treated in the nature as "office space and retail store".

From the revised DA submission, there is still no further information on technical details regarding its sizing, capacity and associated inherent noise level on any of the mechanical exhaust devices proposed. There is no noise assessment provided for the residents directly living in the adjoining unit during day time and night time, and its projected noise level on upto 19 hours (till 2am) of operation with all mechanical exhaust devices and air conditioning operating at the same time.

2a) Air Quality and Odour Concern

The proposed exhaust points and the main chimney would cause ventilation problem to our adjoining residential unit. All the cooking, deep frying, toilet exhausted air etc will be congregated and dispersed at the adjoining property roof level, and back-flowing to our unit roof space. Appendix 1, shows our existing roof profile which will unswervingly collect all of the exhausted odour / fumes for a substantial daily period (16 hrs/ day for 5 days and 19 hours/ day for 2 days during a week). This will directly feed into our openable windows and openable sky-lights and would impact adversely on the residents health from its inhalation.

The extent of exhausted air pollution from this proposed operation next door is further exacerbated by the higher roof wall building on the adjacent side at 218-222 King Street which in turn will act as a screen bouncing back and trapping the exhausted air back to our property roof space. This concentrated air and associated odour will have a detrimental impact on nearby residences.

In addition, these exhaust outlets will induce an increased noise level from all the contributing mechanical exhaust devices but no details are given in the proposal. There is compliance concern that it does not meet the property boundary clearance requirement defined in the AS 1668.2-2024, the use of ventilation and air-conditioning in buildings – Part 2: mechanical ventilation in buildings.

It is also unknown if any possible relocation of these exhaust service points will help to alleviate this apparent issue.

2b) Anti-social and Noise Concern

The operation of this proposed food outlet has real potential for anti-social behaviour by creating a gathering hot-spot where people would be drawn to the premises due to the long hours of operation [7am to 11pm (16 hours), Sunday to Thursday and 7am to 2am (19 hours) Friday & Saturday] of food

/ drinks]. This will generate increasing people and vehicle noise, potential for anti-social behaviour, bike theft, robberies, graffiti, malicious damage to human and property etc. Our property and the neighbourhood have been constantly subjected to graffiti, vandalism, plate glass damage, etc, in which many graffiti were of offensive nature [see Appendix 2 – photos of graffiti issues].

2c) Deliveries and Safety Concern

All product deliveries will need to use the existing King Street loading zone accordingly to this proposal. As stated in the Traffic Review Report, “If all deliveries were to occur on one day (excluding oil management) the loading zone would be required for a total of 70 minutes”. It is impossible to predict and expect that all these deliveries will be done in a staggered manner and in reality they will arrive at similar time of the day.

It is noted that there is only 1-car space loading zone in front of the proposed premises and another 5-car space loading zone located on 224-234 King Street, all to be shared among all the commercial vehicles for general loading / servicing in the area.

It is also expected that the parking in and driving out from the street parking spaces by these vehicles for the proposed operation, in combination with the food patron parking activities will inadvertently create heavy traffic congestion to this narrow single lane King Street. This will form a major safety hazard for normal vehicle movement as well as potential safety impact for pedestrians and residents.

3) Pedestrian Safety, Parking and Congestion Concern in Newtown

The proposed McDonald's outlet with extensive daily operation hours (16 hours daily for 5 days and 19 hours daily for 2 days) is expected to increase both vehicular and pedestrian traffic, exacerbating existing congestion issues along the 1-lane King Street main thoroughfare. The limited seating capacity on the proposed fast-food shop will induce more extensive and regular takeaway services, which could lead to increased short-term parking demands and illegal parking in the vicinity.

It is expected that the delivery bicycles, motor bikes and vehicles will increasingly be illegally placed / parked as well as food patrons queuing and hanging around for dine-in and take away food & drink in the vicinity of our property. The street parking in front of the proposed fast-food shop and in the vicinity is mainly classified as loading zone during week-day so in reality it will increase illegal parking and traffic congestion particularly from overflowing traffic on a 1-lane King Street and back-flowing into its overburdened busy intersection at Brown Street (just ~2m away). The rear Brown Lane surrounding the fast-food outlet will also be affected by increasing number of vehicles, motor bikes and bicycles moving in and out and on frequent basis, long hours, 7 days a week.

The significant induced activities on the footpath and road traffic from pedestrian, delivery riders, cyclists, motor bikes, patron & delivery vehicles from the proposed high-turnover, long trading hours fast food outlet that focussed with walk-in consumers (via walking / cycling / driving) and home delivery motor bike and push bike riders, have substantial implication which is not in line with the Sydney Development Control Plan 2012, Section 3. This will lead to un-manageable and heavily congested footpath and road traffic congestion jeopardising pedestrian accessibility and safety.

4) Environmental Concern

In addition to the waste and pollution associated with street loading activities of the proposed business operations, the production and use by McDonald's of disposable packaging causes litter. The potential for increased littering and waste management issues are of serious concerns which has significant adverse impact to the overall character of our community, particularly at the front footpath of King Street as well as the rear Brown Lane.

Due to the nature of this highly promoted fast-food chain, this proposed outlet will generate significant amounts of waste, outside their projections and most of the waste will ending up as litter in surrounding areas and particularly in the rear lane of the premises. It is evident from our experience that our rubbish bins being placed in the Brown Lane on the day of collection will always be filled by rubbish, food and packaging waste not belonging to us and many are left lying around on our door front. Undoubtedly this situation will exacerbate if this proposal is approved.

5) Heritage and Community Character Concern

While the revised proposal suggested their operation is in line with the local environmental planning guidelines, we believe that it does not really align with the fundamental standards and expectations for “heritage conservations” given that the site is located within a Heritage Conservation Area, namely, the King Street Conservation Area. It has high potential for generating non-compliance to law and order in this historical street and nurturing anti-social behaviour which will have adverse and detrimental impacts for the local community.

The composition of food and non-food facilities should also be a main factor to determine the final approval of his application, as it would affect the main street’s vibrance and future enrichment of the area. King Street commercial area is already over-supplied with fast food outlets. This should be balanced with other non-food / retails / professional offices, etc. as part of the main street commercial development composition.

In essence, the addition of a highly promoted fast-food chain like McDonald’s is creating a significant imbalance of fast-food outlets on the main King street which is undermining the overall historic character and fabric of the heritage conservation environment.

This proposal contradicts with the established community character and environment defined by the planning principles given in the Sydney Development Control Plan 2012.

This proposed McDonald long hours of operation (upto 19 hours/daily) will undermine the well-established and vibrant small business culture of Newtown. It will destabilise the residential tranquillity and commercial activity already existed with many established cafes, restaurants, take-aways, pub restaurants and supermarkets, mainly operated by local independent businesses.

This proposal, if approved, would set a catastrophic precedent that could lead to other businesses struggling in adopting similar long operating hours to compete for business. This will threaten the unique character of Newtown and disruptions to the local small businesses and the community.

It will alter the original character of the building to the detriment of streetscape and disrupting aesthetic and social fabric of this established area.

6) Threat to Local Businesses

Newtown is renowned for its cultural diversity and extensive family-owned, small, independent businesses including cafes, restaurants, fast food, pub food and retail outlets which collectively contribute to its unique vibrant character. The introduction of a McDonald’s will undermine viability of many well-established food businesses that contribute to the unique identity of Newtown.

Clem’s Chicken shop is located next door at 210 King Street and has been established since 1982. It offers healthy, freshly cooked food. It is not just a chicken shop but a real institution in Newtown - family run with friendly helpful local staff. The presence of a multinational fast-food chain with aggressive pricing strategies next door will dilute Clem’s customers away and threatening their long-term viability. It is also expected that many surrounding food businesses will struggle to compete that would inevitably lead to closures, reducing diversity and local employment opportunities.

The closure of independent eateries would jeopardise the unique cultural identity of Newtown as well as job losses in this local community. It is imperative that the local Council is seen to support local businesses which is critical for maintaining community spirit and economic diversity as these small independent businesses form an integral part of Newtown character.

7) Proximity to nearby and over-saturated McDonald's Locations

There are 7 existing McDonald's outlets within a short 2.5km radius from Newtown and 3 of them have drive-through, off-street parking and playland facilities. They are :

- 1) Marrickville at 241 Marrickville Road, Marrickville : 6am to 10pm.
- 2) Marrickville Metro at 34 Victoria Road, Marrickville : 7:30am to 9pm.
- 3) Stanmore , corner of Parramatta & Bridge Roads, Stanmore : 24 hours , Drive thru , Playland.
- 4) Green Square, 3905A Botany road, Zetland : 6am – midnight.
- 5) St Peters, corner of Princess Highway and Bishop St, St Peters : 24 hours , Drive thru , Playland.
- 6) Waterloo : 183 Botany Road, Waterloo : 6am – 2am, Drive thru , Playland.
- 7) Broadway : 863 George St, Railway Square : 24 hours.

It is evident that Newtown is already well served by these existing McDonald's outlets, mostly equipped with bigger seating capacity and protected playground for young children. Many of the outlets have off-street parking / drive through facility. The necessity of another McDonald's outlet in Newtown with limited facilities and non-dedicated parking is actually unjustified.

Conclusion

In light of the overwhelming adverse impacts of this proposal to the Newtown community and our strong objection on the direct negative consequences to our adjoining property as detailed in the foregoing, I urge the City of Sydney Council to **refuse** this revised development application for this proposed McDonald outlet at 212-214 King Street, Newtown under RD/2025/585/B.

This revised proposal fails to address our concerns previously raised and does not meet the key objectives and principles outlined in the DCP 2012 and LEP 2012 which prioritise developments to support community well-being, local businesses, and to promote sustainable and balanced urban environments. There are also inconsistencies / incomplete information in various identified aspects of the submission which apparently are not in line with relevant technical standards. This development would be detrimental to the Newtown community and its businesses with long lasting, irreversible disruptive risks which included but not limited to noise, health, safety, traffic, environment and shop / resident well-being. The harm this development would cause far outweighs any perceived benefits and this would represent a major step backward for the Newtown community, undermining local businesses and the heritage.

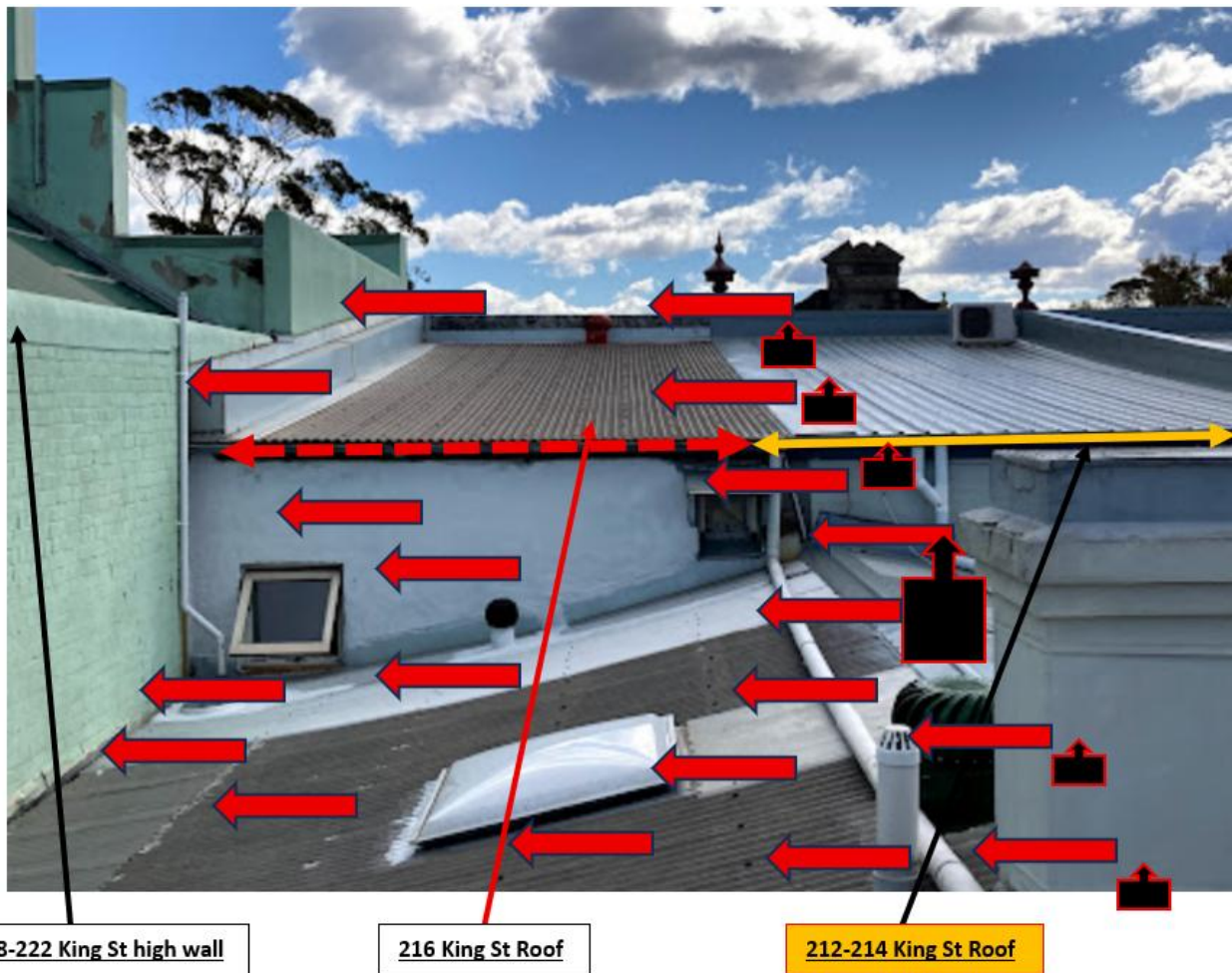
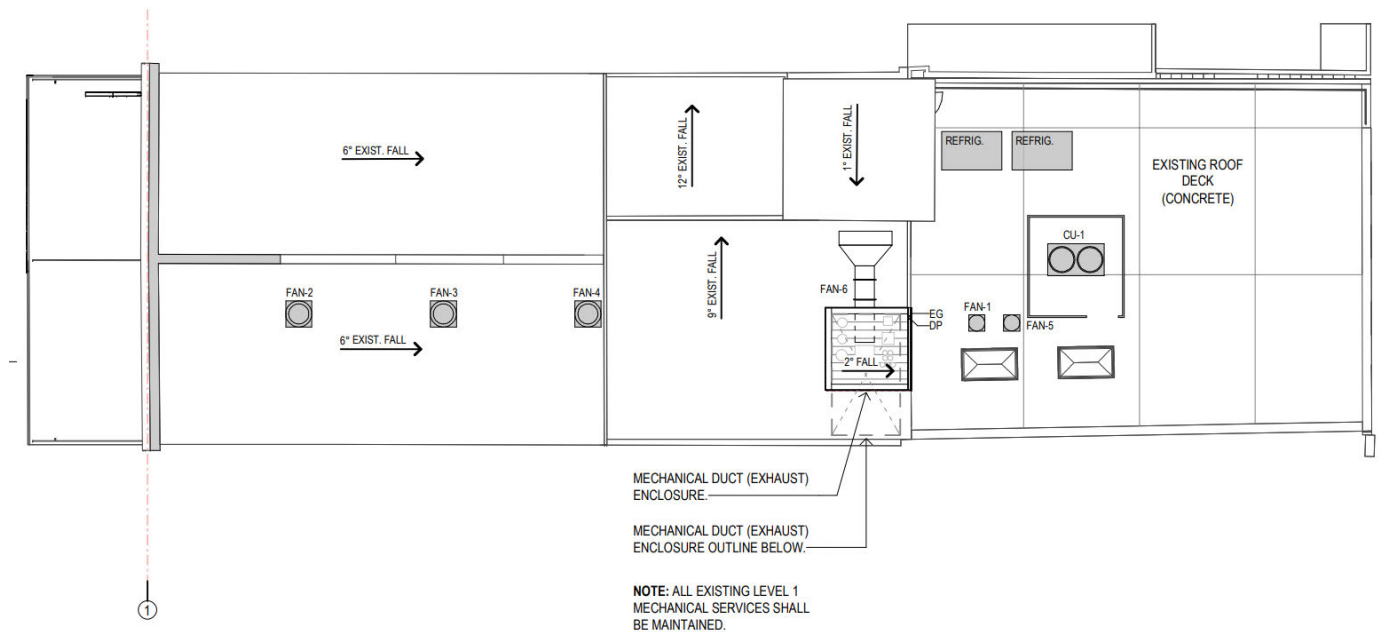
Thank you for noting our strong objection to this proposal.

I trust that the council will make the right decision in the interest of the local community and its long-term well-being.

Kind regards



Appendix 1 – Air Quality & Odour Concerns



Based on the DA drawings provided (top), exhaust points are proposed at location ~ marked  in the photo above. Exhausted air and associated odour from the long hour operation is being dispersed and trapped in the roof space of our adjoining property.

Appendix 2 – Proliferation of graffiti issues and the neighbourhood



===== END OF DOCUMENT =====

From: Cannis M <[REDACTED]> on behalf of Cannis M <[REDACTED]> <Cannis M <[REDACTED]>

Sent on: Thursday, February 12, 2026 9:17:56 PM

To: council@cityofsydney.nsw.gov.au

Subject: Re: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Bill MacKay

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Subject: Objection to proposed McDonald's Australia Limited at 212–214 King Street, Newtown

Dear Inner West Council,

I am writing to formally object to the development application for a McDonald's takeaway outlet at 212–214 King Street, Newtown, including the proposed trading hours of 7:00am to 2:00am on Fridays and Saturdays, and 7:00am to 11:00pm from Sunday to Thursday.

This proposal raises significant concerns for local residents and the broader community:

1. Noise and late-night disturbance

Operating until 2:00am will increase noise from customers, delivery drivers, and late-night foot traffic. This part of King Street is surrounded by residential streets, and extended trading hours will disrupt the quiet expected at night.

2. Excess rubbish and waste management issues

Fast-food outlets generate large volumes of disposable packaging. Newtown already struggles with litter hotspots, and a high-volume takeaway venue will worsen rubbish on footpaths, in gutters, and around shopfronts. This places additional pressure on Council cleaning services.

3. No loading zone for deliveries

The site has no dedicated loading zone, meaning delivery trucks and supply vehicles will likely block traffic, use residential side streets, or stop illegally. This creates congestion, safety risks, and further noise impacts.

4. No public toilet

A late-night takeaway venue without public toilet facilities will inevitably push customers to use nearby laneways, doorways, and residential streets. This is a well-documented issue with late-trading fast-food outlets and would significantly affect local amenity.

5. Loss of Newtown's heritage character

Newtown's charm and identity come from its heritage streetscape and independent businesses. A large multinational chain at this location undermines the unique character of King Street and conflicts with the community's long-standing preference for small, diverse, locally owned shops.

6. Negative impact on local businesses

Independent eateries and small operators form the backbone of Newtown's economy. A major fast-food chain with extended hours will draw customers away from local businesses, many of which already operate on tight margins.

7. Anti-social behaviour

Late-night fast-food venues often attract loitering, noise, and disruptive behaviour, particularly around closing time. This raises safety concerns for residents and other businesses.

For these reasons, I respectfully request that Council reject the proposed development and trading hours at 212–214 King Street.

Thank you for considering my submission.

Kind regards,

Can

From: Cannis M <[REDACTED]>

Sent: Monday, 4 August 2025 11:54 PM

To: council@cityofsydney.nsw.gov.au <council@cityofsydney.nsw.gov.au>

Subject: D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

To Cissy Li,

I am writing as a local resident of Newtown to express my strong objections to the development application submitted by SLR Consulting Australia Pty Ltd for a proposed 24-hour McDonald's at 212–214 King Street.

I have been living in Newtown since 1999, and I live just within a minute's walk from the site and know firsthand how the character of our neighbourhood thrives on its diverse, community-driven atmosphere. The proposed development raises several serious concerns for me:

- **Noise and Disturbance:** A 24-hour operation introduces the likelihood of noise and disruption during late-night hours, which is extremely concerning for those of us living nearby. As someone in such close proximity, I'm genuinely worried about how this will affect our ability to sleep peacefully and feel secure at night. I am also worried that the 24-nature of the operation will also attract potentially rowdy, drunken and unsavoury characters since it will be the only place that will be open throughout the wee hours of the night/morning.
- **Litter and Cleanliness:** High-volume food outlets tend to attract waste, and I fear an increase in packaging litter around our streets—especially overnight when cleaning services aren't readily available. Maintaining the cleanliness of our shared space is vital to preserving Newtown's charm and livability. There is also no public toilet facilities around the area, so with the increased number of people hanging around the 24-hour MacDonald's could cause more people to just urinate in the back laneways (which is already a problem in Newtown).
- **Traffic and Parking:** King Street already struggles with heavy traffic and limited parking. A 24-hour business would only compound these issues, making it harder for residents and small businesses to navigate and park in the area. There will also be an increase in the number of food delivery riders and people that will be parking/stopping on the limited space that is available on the pedestrian footpath in front of the restaurant.
- **Local Character:** Newtown isn't just another commercial hub—it's a place with heart and history. A round-the-clock fast food venue feels out of step with the kind of thoughtful, independent spirit this area is known for. It risks diluting the unique identity that locals deeply value. This will bring down the character that Newtown is so well know for, and affect the outlook of the existing business around there.

It's worth noting this would be the only 24-hour restaurant in the area, with limited indoor seating (or no seating at all, since it is to be used as mainly a takeaway premises). That raises additional concerns around loitering, noise, and public disturbance on the street late at night.

I sincerely urge City of Sydney Council to consider the long-term impact this development could have on our community and reject the proposal in its current form.

Thank you for taking the time to listen to my objections and also to the other local voices.

Warm regards,

Can

From: Jenniene Ashmore <[REDACTED]> on behalf of Jenniene Ashmore

<[REDACTED]> <Jenniene.Ashmore@[REDACTED]>

Sent on: Friday, February 13, 2026 4:55:27 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Mcdonalds newtown proposal

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions Team,

I am writing to object to the proposed McDonald's development on King Street, Newtown.

This proposal would negatively impact local amenity, traffic conditions, and the unique character of Newtown. My key concerns are:

- Traffic and congestion: The area is already heavily congested and poorly suited to increased vehicle and delivery traffic, which this development would inevitably generate.
- Extended operating hours: Late or extended trading hours would increase noise, light pollution, and disruption for nearby residents in a mixed residential area.
- Waste and environmental impact: High volumes of takeaway packaging would contribute to increased litter, landfill, and pressure on local waste services.
- Public health: The increased availability of unhealthy fast food, particularly near families and young people, contributes to long-term health impacts.
- Lack of need: There are already McDonald's outlets in close proximity at St Peters, Marrickville Metro, and Alexandria, demonstrating no clear community need for an additional outlet.
- Neighbourhood character: Newtown's independent, non-corporate, and culturally distinctive character would be undermined by the introduction of another large multinational fast-food franchise.

For these reasons, I urge the authority to refuse this application.

Thank you for considering my submission.

Sincerely,

From: Nick Baldas <[REDACTED]> on behalf of Nick Baldas

<[REDACTED]> <Nick Baldas <[REDACTED]>

Sent on: Friday, February 13, 2026 8:47:53 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: MacDonalds on King Street in Newtown RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City Of Sydney DA Friends.

Hi my name is Nick Baldas and I live in Erskineville which is just down the road from Newtown.

I have sent you this email to express my concerns and 'offocal' disapproval of the proposed MacDonalds planned for King Street. RD/2025/585/B

Official objections towards MacDonalds:

- MacDonalds is responsible for deforestation within Australia
- The food is known to be unhealthy
- Does not fit with the character of the neighborhood
- Limits the success of local businesses within the City Of Sydney
- Supports the genocide in Gaza

King Street Newtown is our local culinary street adventure. It is vibrant and multicultural. I feel it is probably the most food enticing street in Sydney? MacDonalds is not appropriate or welcome on King Street.

Thank you for your time

Kind regards

Nick Baldas
5 Septimus Street
Erskineville NSW 2043

From: Elise Wilson <[REDACTED]> on behalf of Elise Wilson <[REDACTED]> <Elise Wilson <[REDACTED]>
Sent on: Friday, February 13, 2026 10:12:14 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objecting against McDonalds King Street Newtown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I would like to submit my objection to the McDonalds application to open on King Street Newtown.

My concerns are the waste and culture change that the introduction of McDonalds will have and for the surrounding residents should this be open late.

--

Elise Wilson

From: Mark Dadds <[REDACTED]> on behalf of Mark Dadds

<[REDACTED]> <Mark Dadds <[REDACTED]>

Sent on: Friday, February 13, 2026 9:59:36 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions.

I write to add my voice to protest against the revised proposal for a MacDonalds on King St Newtown. The establishment of such a franchise would significantly detract from the neighbourhood amenity of Newtown and surrounding areas.

- 1) locals will not patronise this business (ie eat Macdonalds) and so the majority of customers will be via car traffic that this already jammed neighbourhood cannot accomodate;
- 2) their sales of take-away packaged food will significantly add to garbage and landfill in Newtown and Sydney;
- 3) their food is unhealthy and will add to healthcare burden on the population, especially children;
- 4) the wonderful neighbourhood character of Newtown, based largely on non-corporate, unique and bohemian culture, will be significantly degraded by its presence.

Thank you for considering this input.

Sincerely, Mark Dadds.

From: Anthony Fiddes <[REDACTED]> on behalf of Anthony Fiddes
<[REDACTED]> <Anthony.Fiddes <[REDACTED]>

Sent on: Friday, February 13, 2026 9:01:27 AM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Anthony Fiddes <[REDACTED]>

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I wish to object to the application to establish a McDonalds in Newtown as it will:

- not fit with the local character of the area
- prevent a local small business from establishing itself
- encourage localised crowding

Please do not let our Newtown become another generic, corporatised suburb, let's continue to encourage its reputation as a centre of unique value.

Kind regards

Tony Fiddes

Sent from my iPhone

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]>
Sent on: Friday, February 13, 2026 10:32:44 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
CC: [redacted] <[redacted]>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cissy

I'm writing to formally object to the revised development application for a McDonald's restaurant proposed at 212-214 King St, Newtown. I would appreciate it if no identifying information was made public, with the exception of my first name and the initial of my last name.

I note that:

- the previous development application for a McDonalds restaurant on the site (D/2025/585) received 1,433 submissions (the vast majority of which were in objection), including from NSW Police and Transport for NSW who raised concerns about the likely impact on crime and traffic/parking
- the previous application was refused at the time due to its reliance on an on-street loading zone and the footpath for deliveries, and inconsistent trading hours with other local businesses, and that it did not comply with the public domain, waste management, transport and parking and social and environmental responsibilities
- while the applicant has revised its application to respond to some of these concerns (e.g. to align with local late night trading requirements), most of the issues raised and noted in Council's previous assessment remain unresolved
- there is an existing 24-hours McDonalds operating 1.2km from the proposed development site (7 minutes drive or 23 minutes walk away) that already caters for local customers
- the proposed McDonalds (given its high name recognition) would not fill a gap in the local economy but likely cannibalise sales from existing fast-food businesses that already operate in the immediate area, including other multinationals (e.g. KFC) and independents (e.g. Clems).

As a local resident living almost directly behind the site (that is, within 50m of the back of the site), I have serious concerns about the impact such a development will have for myself and other local residents in relation to crime and anti-social behaviour, noise, rubbish, parking and Newtown's local character.

The proposed development will exacerbate the local crime and antisocial behavior in the neighbourhood

There is an existing issue in Newtown related to anti-social behaviour, public drunkenness, public urination, theft and assaults after dark, including significant numbers of people coming from out of area to access the many pubs, clubs and restaurants on King St. I note that my ex-partner was the victim of a violent assault as a result of drunken behaviour by a user of the WJ Thurbon Reserve (directly outside my apartment building) that was reported to NSW Police. In addition, we frequently have people publicly urinating in WJ Thurbon Reserve and, less frequently, defecating in the reserve, noting that the proposed McDonalds site does not include toilet facilities for customers and there are no public toilets in the immediate area. The operation of a late-night trading McDonalds will attract more people to the area until 2am Saturday and Sunday mornings and likely exacerbate these issues. The impact on crime was also raised in objections by local residents and NSW Police to the previous application and to a separate development application for a McDonalds in Redfern that was rejected by Council.

The proposed development will exacerbate noise issues for local residents

The operation of a late-night trading McDonalds would generate unacceptable levels of noise, particularly during late night and early morning hours. Vehicle movements, loud conversations, and the congregation and movement of delivery drivers are all likely to disrupt the peace of nearby residents. There is proposed to be only limited dining in the restaurant itself so most food and drinks will be consumed off the premises, particularly as a result of foot traffic. This will lead to increased use of the WJ Thurbon Reserve (the closest public area with seating) until late at night or early morning. The reserve has already been the subject of multiple noise and rubbish complaints to Council and NSW Police over the years. The proposed development will only exacerbate these issues.

The proposed development will exacerbate existing rubbish issues in the area

There will likely be increased rubbish in the form of takeaway packaging, drinks containers and food scraps that will be left in nearby streets, parks, and public areas, negatively impacting both the environment and the amenity of the area. There is an existing issue on Brown Lane behind the site where Council fails to enforce its own requirements on local restaurants to keep their commercial bins (which frequently overflow) secure and on their own premises, leading to rats and ibises having an uninterrupted and accessible food source. The proposed development will likely exacerbate this issue.

The proposed development will exacerbate traffic and parking issues in the area

There is already significant vehicle movement in and around the proposed site (e.g. King St, Brown St, Brown Lane and Whateley St) associated with existing food outlets, including customers picking-up orders, trucks delivering supplies and delivery drivers/riders taking orders. There is also already significant demand for limited parking in surrounding streets. The proposed development will increase vehicle movements and demand for parking, further displacing local residents and visitors from already limited on-street parking spaces, including illegal parking as customers pick-up orders.

The proposed development will negatively impact the local character and amenity of Newtown

The proposal is inconsistent with the local neighbourhood and is out of step with the area's built environment. The impact on the local character was also raised in objections by local residents to the previous application, as well as to the separate development application for a McDonalds in Redfern that was rejected by Council.

For the reasons outlined above, I urge Council to again reject this development application given the impact on local residents and neighbourhood, noting that the majority of the reasons Council relied on previously to reject the application remain valid.

Should the proposed development be approved, then Council will need to urgently increase its enforcement activities in the area in relation to noise, rubbish and parking, and work with NSW Police to mitigate the likely increase in crime and anti-social behaviour, and with Transport for NSW to mitigate the likely impact on local traffic and parking.

I respectfully request that the impacts on local residents be considered for this development application.

Regards,

[Redacted signature block]

From: [redacted] <[redacted]> on behalf of [redacted] <[redacted]>
<[redacted]>
Sent on: Friday, February 13, 2026 8:52:02 AM
To: council@cityofsydney.nsw.gov.au
Subject: Submission: Reference number: RD/2025/585/B Site address: 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney,
Please remove all identifying information from All published documents, keep my details private.

Re: RD/2025/585/B – Objection to Amended Proposal

This submission responds to the amended proposal for RD/2025/585/B. The amendments do not adequately address the original reasons for refusal. Despite minor changes, the fundamental issues relating to site suitability, public safety, amenity impacts, and the public interest remain unresolved.

Responding to Table 1 in SOEE: D/2025/585 Reasons for Refusal and Amendments.

Reason for Refusal A(i) has not been addressed. The applicant relies on the presence of nearby bicycle racks, despite acknowledging that these racks have minimal usage. In practice, delivery riders do not use them. Simply asserting their availability does not resolve the issue. No effective or enforceable management plan has been provided to prevent riders parking on footpaths or outside the premises, creating ongoing conflicts with pedestrians, traffic flow, and public safety.

Reason for Refusal C remains unresolved. The proposal continues to rely on surrounding public space and infrastructure to compensate for on-site deficiencies, demonstrating that the site is fundamentally unsuitable for the proposed use.

Reason for Refusal D has not been addressed. Reduced operating hours does not meaningfully mitigate anti-social behaviour identified by NSW Police, nor do they address pedestrian or road safety risks. The amendments fail to reduce the need for additional policing, instead compressing activity into peak periods and placing further strain on police resources. Community amenity impacts also remain unresolved. The venue continues to operate predominantly as a takeaway outlet, with inadequate waste and litter management. The proposed litter patrol schedule leaves extended periods during peak evening trading with no active monitoring or cleaning of surrounding public areas.

Reason for Refusal F has not been addressed. The amended proposal does not meaningfully respond to community submissions. The overwhelming majority of submissions oppose the development, and the broader public interest test has not been satisfied.

The proposed amendments, including changes to operating hours, delivery arrangements, waste management, and bicycle parking, do not address the core reasons for refusal or mitigate the identified impacts. The amended proposal remains unsuitable and should be refused by Council.

regards,

[redacted]

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From: Nic Seton <[REDACTED]> on behalf of Nic Seton <[REDACTED]> <Nic Seton <[REDACTED]>>

Sent on: Friday, February 13, 2026 12:05:38 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission: Objection to Proposed McDonald's – 212–214 King Street, Newtown - RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney,

As a local resident, I strongly object to the proposed McDonald's at 212–214 King Street.

The strength of community opposition has already been clearly demonstrated. In response to the previous application in August 2025, 1,433 submissions opposed the development and only 6 supported it. That level of engagement reflects deep and widespread concern about the appropriateness of this use in this location.

King Street has a distinctive heritage and social character. It is known for its independent businesses, creative culture, and diverse late-night economy within a compact, pedestrian-focused high street. This proposal undermines the core planning objectives that protect local character, social diversity, and pedestrian amenity.

Public domain and pedestrian safety

DCP 3.1.1 & CPTED Assessment

The updated DA still fails to adequately manage the impacts of increased delivery activity. The 2026 proposal includes only a single bicycle space for staff and provides no meaningful strategy to manage a likely concentration of delivery riders on already constrained footpaths.

While the CPTED assessment acknowledges potential social impacts of extended late-night trading, it does not resolve them. Concentrating fast-food and delivery operations in a high pedestrian conflict zone undermines accessibility, pedestrian safety, and public domain amenity.

Traffic, servicing and amenity impacts

The previous application was rejected due to increased traffic and pedestrian safety risks, inadequate on-site loading, and concerns regarding noise and litter. The current proposal does not meaningfully address these underlying issues.

The proposal generates cumulative impacts in close proximity to residential dwellings, including noise, odour, waste collection activity, and delivery traffic. Non-compliance with AS 1668.2 setbacks, reliance on narrow laneways for servicing, and the absence of proper rider parking do not meet the standard of “minimising disruption to amenity” under DCP 3.14 and the Noise Policy for Industry 2017.

Loss of local character and cultural identity

DCP 2012 Part 2.10.1

King Street's identity is built on small-scale, independent, and culturally distinctive enterprises. This proposal conflicts with the planning controls designed to protect that character.

Approval would contribute to the erosion of Newtown's heritage and cultural distinctiveness by inserting a standardised corporate fast-food format into one of Sydney's most recognisable village high streets.

Economic and social impact on local businesses

No adequate economic or social impact assessment has been provided. This disregards the cumulative displacement effects on small independent operators who define Newtown's economy.

The proposal runs counter to Council's strategic objectives to retain small, creative enterprises and support a locally distinctive economy.

Urban sustainability and waste

The proposal's resource intensity and packaging waste generation contradict the City's Sustainable Sydney 2030 objectives, particularly around waste reduction, transport emissions, and landfill dependency in dense dining precincts.

Conclusion

The proposed McDonald's would fundamentally undermine Newtown's small-scale cultural economy, reduce amenity for nearby residents, and conflict with City of Sydney planning controls relating to character, sustainability, cumulative impact, and pedestrian safety.

The community has clearly expressed concern about increased noise, antisocial behaviour, traffic conflict and litter. The revised DA does little to meaningfully mitigate these risks.

For these reasons, I respectfully request that the City of Sydney refuse this application.

Regards,

Nic Seton

From: [redacted] on behalf of [redacted]
<[redacted]> <[redacted]> <[redacted]>

Sent on: Friday, February 13, 2026 12:39:33 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the Assessment Panel,

We are surrounded by McDonalds outlets, several of which are open 24 hours, all within a few minutes and a 2-3 km drive of the proposed outlet on King Street, Newtown. The proposal to install a further McDonalds outlet, this one on King Street Newtown, is against the wishes of locals and should be refused.

The impact of a McDonalds, as proposed:

- will see an increase in waste and associated impacts including more vermin;
- will make teh area less safe due to the congregation of inebriated people, and more e-bikes in an already congested area verging on dangerous;
- a negative impact on the true local economy - our independent traders;
- will foster more crime not less;
- has no real local employment opportunities; and
- represents a critical endangering of the unique identity of Newtown.

The only beneficiary of this is McDonalds and their drive for market share and market positioning, whether local communities want that or not. They are not part of the community but rather disruptors seeking to destroy unique precincts and make them generic as this supports their business model.

I urge the City to turn down the proposal.

Please read the following for further comment:-

1. Newtown is a historically and culturally significant precinct, valued by both locals and those who travel to enjoy its uniqueness, for its independent businesses, and strong community identity. The introduction of another generic global fast-food chain producing mass-manufactured, nutritionally poor food represents a clear departure from the established and desired character of King Street and its surrounding residential areas.

The proposal offers no meaningful contribution to local distinctiveness. Instead, it introduces a standardised corporate format that undermines the heritage streetscape and erodes the independent, community-focused ethos that defines Newtown. Such enterprises (McDonalds that is), by their nature, prioritise volume, speed and turnover over place-making, social cohesion and long-term neighbourhood value.

2. The proposed operating hours of 7:00am to 2:00am are wholly inappropriate for a site in immediate proximity to residential dwellings and public reserves. These extended hours will exacerbate noise, disturbance and anti-social behaviour late into the night and early morning, well beyond what can reasonably be mitigated through on-site design measures.

Late-night fast-food outlets are well documented attractors of intoxicated patrons displaced from licensed venues. In this context, the proposal would function as a magnet for late-night congregation, compounding existing pressures on nearby streets, laneways and parks.

3. The proposal will generate substantial additional waste, including single-use packaging that contributes directly to landfill. This is not a theoretical concern but an existing and ongoing problem in the immediate area.

Rubbish is currently not adequately controlled by Council. Nearby residents already feel obligated to remove fast-food litter frequently branded from nearby KFC including cooked chicken bones, from the grass and gardens of Wilson Street Reserve #1, adjacent to our building. This occurs regularly and is necessary, among other reasons, to prevent pets from ingesting bones (which can be lethal) and to deter rats and scavenging birds.

Approving another fast-food outlet only 120 metres from an existing KFC will inevitably intensify this problem. The proposal relies on waste management assumptions that do not reflect on-the-ground reality, instead externalising the burden of cleaning, health risk and vigilance onto residents.

4. The development will significantly increase the number of delivery drivers operating on e-bikes, adding to already excessive numbers in King Street and surrounding laneways. Footpaths, narrow streets and shared zones are already congested, and further intensification will heighten the risk of pedestrian and traffic accidents.

5. I wish to address the Crime Prevention Through Environmental Design (CPTED) Assessment dated 19 December 2025, particularly where its conclusions diverge from lived experience.

Description of Proposal (Section 2.0):

The provision of only 12 seats ensures that once patron numbers exceed this limit, customers will be forced to consume food in nearby public reserves. This is not incidental; it is a predictable and unavoidable outcome of the proposal.

Crime Statistics (Section 3.3):

The report notes that unfavourable incidents are most common in residential areas, streets, footpaths and public transport, rather than retail premises. This occurs precisely because retail and licensed venues expel patrons once they become too intoxicated or disruptive.

The subsequent behaviour of these patrons once they are no longer tolerated by businesses plays out in residential streets and public spaces. This is the point at which residents bear the impact, and it is disingenuous to exclude this reality from assessment.

The front entrance of our building is opposite Wilson Street Reserve #1. My husband and I have recently started to avoid leaving our home on Friday and Saturday nights due to the increasing number of noticeably intoxicated people

occupying the reserve, speaking and arguing loudly and sometimes yelling. They consume takeaway food and alcohol in brown paper bags, discard bones, scraps and packaging, and behave in unpredictable and intimidating ways. The majority of the rubbish we see left behind, in recent months, is KFC branded

The nearby WJ Thurbon Reserve in Brown Lane is often worse, likely due to its more secluded layout and greater seating capacity. Residents whose apartments directly face this reserve experience even more acute impacts.

These individuals are not local residents. They are drawn to Newtown from other parts of Sydney by pubs, bars and nightclubs, and then use nearby reserves as toilets, and as places to continue drinking and eating once expelled from licensed venues.

6. Newtown's IRSAD ranking in the 93rd percentile reflects a highly advantaged area. While the proposal claims to offer community benefit through employment, the evidence pertaining to existing businesses is that, rather than local people, McDonald's staff are likely to be young workers who cannot afford to live locally and must travel long distances to and from work at late and potentially hazardous hours.

It is difficult to substantiate claims that this development will support the local community or improve social outcomes. It is equally plausible and in my view more likely that it will worsen existing issues, while offering minimal genuine local benefit. I am not sure McDonalds could substantiate their claims of localised economic impact. Fast food chains have moved to an automated ordering system which sees less employment than the majority of smaller/family owned and operated businesses.

The major economic impact will be on local businesses, most of these not part of a chain, impacted by the high turnover/lower yield per sale model of mass fast food chains. This business model is designed to take maximum market share at the direct cost of their competitors; these competitors are our community and make up the local economy. As I opened with: there are plenty of McDonalds outlets all around the proposed location. If someone wants a McDonalds meal they do not have to travel far as it is.

7. The CPTED assessment focuses almost exclusively on the internal operation of the premises and patron behaviour within its immediate visual envelope. It does not meaningfully address impacts once food is taken off-site, which is precisely when residents experience harm.

Thank you

[REDACTED]

[REDACTED]

Newtown

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]>

Sent on: Friday, February 13, 2026 12:39:30 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the Assessment Panel,

I write to object to the proposed development of a McDonald's fast-food restaurant at 212–214 King Street, Newtown. From an urban planning, heritage, amenity and community wellbeing perspective, this proposal is fundamentally incompatible with the character, values and lived reality of the local neighbourhood, and its approval would result in significant and ongoing adverse impacts.

1. Heritage and Urban Design Impacts

Newtown is a historically and culturally significant precinct, valued for its independent businesses, and strong community identity. The introduction of a generic global fast-food chain producing mass-manufactured, nutritionally poor food represents a clear departure from the established and desired character of King Street and its surrounding residential areas.

The proposal offers no meaningful contribution to local distinctiveness. Instead, it introduces a standardised corporate format that undermines the heritage streetscape and erodes the independent, community-focused ethos that defines Newtown. Such uses, by their nature, prioritise volume, speed and turnover over placemaking, social cohesion and long-term neighbourhood value.

2. Operating Hours and Amenity Impacts

The proposed operating hours of 7:00am to 2:00am are wholly inappropriate for a site in immediate proximity to residential dwellings and public reserves. These extended hours will exacerbate noise, disturbance and anti-social behaviour late into the night and early morning, well beyond what can reasonably be mitigated through on-site design measures.

Late-night fast-food outlets are well documented attractors of intoxicated patrons displaced from licensed venues. In this context, the proposal would function as a magnet for late-night congregation, compounding existing pressures on nearby streets, laneways and parks.

3. Cleaning, Waste and Environmental Health

The proposal will generate substantial additional waste, including single-use packaging that contributes directly to landfill. This is not a theoretical concern but an existing and ongoing problem in the immediate area.

Rubbish is currently not adequately controlled by Council. Nearby residents are already required to remove fast-food litter — frequently KFC-branded from their nearby outlet — and cooked chicken bones from the grass and gardens of Wilson Street Reserve #1, adjacent to our building. This occurs regularly and is necessary to prevent pets from ingesting bones (which can be lethal) and to deter rats and scavenging birds.

Approving another fast-food outlet only 120 metres from an existing KFC will inevitably intensify this problem. The proposal relies on waste management assumptions that do not reflect on-the-ground reality, instead externalising the burden of cleaning, health risk and vigilance onto residents.

4. Safety and Movement Impacts

The development will significantly increase the number of delivery drivers operating on e-bikes, adding to already excessive numbers in King Street and surrounding laneways. Footpaths, narrow streets and shared zones are already congested, and further intensification will heighten the risk of pedestrian and traffic accidents.

In addition, the proposal will draw additional visitors from outside the local area, many of whom demonstrate little regard for residential amenity. Increased traffic, loitering and late-night movement through quiet streets will further degrade perceptions of safety for residents.

5. Crime and Behavioural Impacts

I wish to address the Crime Prevention Through Environmental Design (CPTED) Assessment dated 19 December 2025, particularly where its conclusions diverge from lived experience.

Description of Proposal (Section 2.0):

The provision of only 12 seats ensures that once patron numbers exceed this limit, customers will be forced to consume food in nearby public reserves. This is not incidental; it is a predictable and unavoidable outcome of the proposal.

Crime Statistics (Section 3.3):

The report notes that unfavourable incidents are most common in residential areas, streets, footpaths and public transport, rather than retail premises. This occurs precisely because retail and licensed venues expel patrons once they become too intoxicated or disruptive.

The subsequent behaviour of these patrons — once they are no longer tolerated by businesses — plays out in residential streets and public spaces. This is the point at which residents bear the impact, and it is disingenuous to exclude this reality from assessment.

The front entrance of our building is opposite Wilson Street Reserve #1. My husband and I actively avoid leaving our home on Friday and Saturday nights due to the number of noticeably intoxicated people occupying the reserve, speaking and arguing loudly and sometimes yelling. They consume takeaway food and alcohol in brown paper bags, discard bones, scraps and packaging, and behave in unpredictable and intimidating ways.

The nearby WJ Thurbon Reserve in Brown Lane is often worse, likely due to its more secluded layout and greater seating capacity. Residents whose apartments directly face this reserve experience even more acute impacts.

These individuals are not local residents. They are drawn to Newtown from other parts of Sydney by pubs, bars and nightclubs, and then use nearby reserves as places to continue drinking and eating once expelled from licensed venues.

6. Socio-Economic Claims

Newtown's IRSAD ranking in the 93rd percentile reflects a highly advantaged area. While the proposal claims to offer community benefit through employment, the evidence pertaining to existing businesses is that, rather than local people, McDonald's staff are likely to be young workers who cannot afford to live locally and must travel long distances to and from work at late and potentially hazardous hours.

It is difficult to substantiate claims that this development will support the local community or improve social outcomes. It is equally plausible — and in my view more likely — that it will worsen existing issues, while offering minimal genuine local benefit.

7. Limitations of CPTED Assessment

The CPTED assessment focuses almost exclusively on the internal operation of the premises and patron behaviour within its immediate visual envelope. It does not meaningfully address impacts once food is taken off-site, which is precisely when residents experience harm.

On our regular early morning walk to the gym we often have to sidestep vomit and takeaway refuse strewn in laneways and reserves. The smell is extremely unpleasant, it attracts vermin and scavenging birds, and it degrades the safety and amenity of the neighbourhood.

Conclusion

From a planning perspective, the proposed McDonald's development is unsuitable for this location. It conflicts with heritage and urban design objectives, exacerbates waste and public health issues, undermines residential amenity, increases safety risks, and fails to align with the values and needs of the local community.

For these reasons, I strongly recommend that the application be refused.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Newtown 2042

From: Anneke Harrison <[REDACTED]> on behalf of Anneke Harrison
<[REDACTED]> <Anneke Harrison <[REDACTED]>
Sent on: Friday, February 13, 2026 1:10:38 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Re: Application for Proposed Development. Ref RD/2025/585/B

Dear City of Sydney

I am a Newtown resident of over 25 years and a taxpayer to City of Sydney. I am writing to strongly object to the above application.

Newtown has a distinct character which is enjoyed by the residents. Visitors from other suburbs of Sydney, statewide and interstate are drawn to Newtown for the vibe, restaurants, vintage shops, historic graveyard, iconic pubs, cafes, bookshops, music, entertainment venues, cinema, all supporting local independent businesses.

The City of Sydney website promotes Newtown as

Famous for its quirky, bohemian spirit, Newtown is where you'll find eclectic vintage shopping, iconic arts and theatre spaces, and a renowned dining and drinking scene. Adorned with beautifully restored 19th-century terrace houses and street art, this vibrant inner Sydney neighbourhood attracts artists and foodies alike.

The MacDonald's fast-food chain is not quirky, independent or unique. The addition of a MacDonalds outlet in Newtown will not enhance Newtown's reputation as a destination for multicultural dining. Nor will the proceeds of this enterprise benefit Newtown in the way local independent traders do.

From a public health perspective, it is widely researched that MacDonald's food is unhealthy, containing high levels of sodium and unsaturated fats and is of minimal nutritional value. City of Sydney should be actively encouraging our wonderful local restaurants to be able to stay open longer hours so those who are out and about late have better options for eating.

I urge the City of Sydney to preserve the delightful precinct of Newtown and reject this application on the grounds that it will degrade the cultural integrity of Newtown.

Yours

Anneke Harrison

From: Kate Read <[REDACTED]> on behalf of Kate Read <[REDACTED]> <Kate Read
<[REDACTED]>
Sent on: Friday, February 13, 2026 1:41:24 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Attn: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Cissi

My son and I are long term residents of Newtown, and I write to strongly object to the proposed McDonald's on king street. Council cannot ignore the strength of community sentiment against this proposed development. I understand that opposing submissions now total well over 1500. We are understandably protective of Kings streets unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. What would be the point of planning as a discipline if it did not protect the exact unique local character, social diversity, and pedestrian amenity and high street environment that so many cities strive for.

I don't object to change per se. I am wholeheartedly supportive and grateful for council's sensitive and visionary planning for Ashmore estate, Harold Park, and Green Square. I accept that King street's economic mix will evolve over time. However a McDonald's proposal directly undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy. I respectfully request the Council of Sydney refuse this application.

Kathryn Read

23 Angel street Newtown

[REDACTED]

From: Claire Hargreave <[REDACTED]> on behalf of Claire Hargreave
<[REDACTED]> <Claire.Hargreave@[REDACTED]>
Sent on: Friday, February 13, 2026 12:59:45 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

As a local resident, I continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact

of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the

amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns. We respectfully request the Council of Sydney refuse this application.

Sent from my iPhone

From: Richard Stone <[REDACTED]> on behalf of Richard Stone
<[REDACTED]> <Richard Stone <[REDACTED]>
Sent on: Friday, February 13, 2026 2:39:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Richard Stone <[REDACTED]>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy,

I am an owner resident of 12 Brown Street, Newtown for the past 25 years.

I am writing to you to express deeply held misgivings over this Application.

We, as a group of residents, have previously protested this application due to;

- Added noise and crowding bleeding on to our street in the early hours.

We have had persons sitting on our steps late at night shouting and leaving garbage.
We already have to remove fast food garbage from our porch and garden beds.
This can only make it worse.

- The added danger presented by drunken youth on our street.
I and my elderly neighbour have on, separate occasions, already experienced interrupted sleep and abuse from persons coming into the neighbourhood on weekends.

Kind Regards,

Richard Stone
BARCH/MARCH 1994
CONSTRUCTION LEAD | **Place Studio**

M: [REDACTED]

Level 5 140 William St, Woolloomooloo

[REDACTED]
[REDACTED]
[REDACTED]

PLACE

S T U D I O

Nominated Architect | NSW Reg. No. 10535 James Alexander-Hatziplis

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From: Stephanie Partridge <[REDACTED]> on behalf of Stephanie Partridge
<[REDACTED]> <Stephanie.Partridge@[REDACTED]>

Sent on: Friday, February 13, 2026 3:28:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Sisi Jia <[REDACTED]> Alice Gibson <[REDACTED]> Rajshri
Roy <[REDACTED]> Margaret Allman-Farinelli <[REDACTED]>

Subject: Comment on Application RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Cissy Li,

We are writing to provide a comment on application **RD/2025/585/B**.

We are public health nutrition and dietetic researchers at the University of Sydney. Our research focuses specifically on meal delivery apps and their impact on local food access.

We have concerns regarding the cumulative public health impacts of this proposal, particularly in relation to digital reach, late-night availability, and impacts on young people and students.

1. Expanded reach via meal delivery apps

Our research shows that fast-food outlets now extend their reach well beyond their immediate neighbourhood through meal delivery platforms (such as UberEats and MyMaccas' App). Our studies demonstrate that fast-food outlets commonly deliver within an average 3km radius, meaning this proposed outlet would influence food access across multiple surrounding suburbs in the City of Sydney and Inner West Local Council.

This digitally extended reach:

- significantly increases exposure to energy-dense, nutrient-poor foods offered by McDonalds
- expands the public health impact of a single outlet
- undermines traditional planning assumptions based on geographic proximity

This aligns with growing international evidence showing that digital food environments are reshaping access to fast food and contributing to unhealthy dietary patterns among young people, see:

<https://www.who.int/europe/publications/i/item/WHO-EURO-2021-4360-44123-62247>

Links to our research: [https://www.thelancet.com/journals/lanwpc/article/PIIS2666-6065\(25\)00041-0/fulltext](https://www.thelancet.com/journals/lanwpc/article/PIIS2666-6065(25)00041-0/fulltext) and <https://www.mdpi.com/2072-6643/12/10/3107>

2. Impacts on young people and university students

King Street is a major corridor for University of Sydney students.

Young people are particularly influenced by food environments shaped by convenience, price and availability. Emerging evidence shows that delivery platforms influence young people's food choices and exposure to unhealthy foods (see: <https://mhealth.jmir.org/2023/1/e49135/>)

We also know that food insecurity is common among university students in Australia, and improving access to healthy, affordable food should be a planning priority. Increasing the availability of unhealthy, fast foods risks further entrenching inequities in diet and health.

The City of Sydney's Community Strategic Plan recognises the importance of addressing cost of living

pressures, gentrification and access to adequate fresh and healthy food: <https://www.cityofsydney.nsw.gov.au/strategies-action-plans/community-strategic-plan>

6.7 A sustainable food system that provides access to safe and nutritious food	Everyone has access to fresh, nutritious and healthy food	City of Sydney residents who ran out of food at any point in the past year and could not afford to buy more
	Everyone is supported to live healthy, sustainable, and active lives	

For these reasons, we respectfully request that the City of Sydney carefully reconsider this proposal, particularly the cumulative impact of fast-food density, extended trading hours, and digitally expanded reach through delivery platforms, like MyMaccas App and third party couriers.

Thank you for considering our submission.

Kind regards,

A/Prof Stephanie Partridge, The University of Sydney
Dr Sisi Jia, The University of Sydney
Dr Alice Gibson, The University of Sydney
Dr Rajshri Roy, The University of Sydney
Professor Margaret Allman-Farinelli, The University of Sydney

We have nothing to disclose.

Associate Professor Stephanie Partridge (she/her)
Sydney Horizon Fellow | National Heart Foundation Future Leader Fellow
PhD, Dietitian (APD), BSc (Hons I)
Director [redacted]

The University of Sydney
Faculty of Medicine and Health | Susan Wakil School of Nursing and Midwifery
Level 8, Susan Wakil Health Building | Camperdown | NSW | 2006
Central Sydney (Patyegarang) Precinct
[redacted] | [redacted].
View my [redacted] | [redacted]

I acknowledge the Gadigal people of the Eora nation as the traditional custodians of the land on which the University of Sydney campus stands and pay my respects to Aboriginal and Torres Strait Islander elders past and present.

CRICOS 00026A | This email plus any attachments to it are confidential. Any unauthorised use is strictly prohibited. If you receive this email in error, please delete it and any attachments.

From: <[REDACTED]>

Sent on: Friday, February 13, 2026 3:41:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au; planningsystemsadmin@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To The City of Sydney,

I'm writing to object in the strongest terms to the proposed establishment of a McDonald's fast food outlet at 212-214 King St Newtown. This appears to be a re-submission (with very minor modifications) to an application they made last year, which was appropriately rejected on many grounds.

This proposal still offers nothing but harm for the district, its community and the businesses that serve it. King Street has a well-deserved reputation as a culinary centre for high-quality and affordable food that represents the diversity of Sydney's population. It fits perfectly with the character of Newtown as a hub of creativity and cultural innovation. McDonald's presents the very opposite of these values. It is a multinational corporation with a terrible history (and present) of some of the world's worst environmental and labour practices, and is well known for infiltrating and gradually dominating markets and neighbourhoods, stifling and homogenising the landscapes where it takes hold.

Aside from these issues, as a doctor who sees the effects of poor diet on so many of my patients, I am just as appalled by the proven connection between obesity rates and the local burden of fast food restaurants, specifically McDonald's, in a given area. Even worse, this effect is strongest in children. The cost to communities of diet-related harms such as obesity, diabetes and high blood pressure is massive. Why would the council take steps to make this *worse*?

Meanwhile, McDonald's has also been a very visible supporter of the Israeli army in its war against the people of Gaza, a war which the people of Sydney have recently shown so strongly that they do not support.

What is the case for approving this application? Newtown is already served by a vast number of authentic small businesses, selling healthy and interesting food, which cover pretty much all the hours when its community might need to eat. A late-night McDonald's means many hours a day of extra noise, litter (well-documented effects of McDonald's outlets), greater traffic, worse health, and diminished cultural amenity.

The question the City needs to answer is: Why approve an outlet selling low -quality, unhealthy and environmentally unsustainable food, owned/franchised by a foreign multinational that is basically a byword for standardisation and cultural degradation? There is no argument for a McDonald's, and especially not here in Newtown.

This application is not in keeping with the character of the area on any level, nor in its best interests, and should be firmly rejected.

Yours Sincerely,

Dr Brendan Phelan BA, MD

From: Phil Sutton <[REDACTED]> on behalf of Phil Sutton <[REDACTED]> <Phil Sutton <[REDACTED]>
Sent on: Friday, February 13, 2026 4:51:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Phil Sutton <[REDACTED]>
Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Thank you for the opportunity to object to the latest McDonalds DA on King Street Newtown.

This small reduction of business hours, removes just one aspect of the impact this DA will have on Newtown.

The community objections go far further than cutting back a few hours of operation at this King Street site.

Add this to the list of objections the community is making too this objection.

PLUS

McDonalds outlets are long established and close by including Stanmore on Parramatta Road and in St Peter/ Tempe. Both are located well away from residential housing. Most McDonalds outlets contain their own large car parks. Parking is an issue in this very busy location.

This DA also has significant impacts on traffic and pedestrian traffic..

Buckland Lane at the rear of the proposed outlet, is extremely narrow and already has congestion issues.

Increasing the amount of delivery trucks to this site, will require significant traffic management in Brown Street.

This laneway becomes extremely congested with traffic, including a large number of delivery vehicles. Council must note, that this Laneway also carries a lot of pedestrian traffic. It's only a matter of time, before this busy laneway is the site of a serious incident.

Thanks for the second opportunity to object to this DA.

Regards,

Phillip Sutton
[REDACTED]

From: Phil Sutton <[REDACTED]> on behalf of Phil Sutton <[REDACTED]> <Phil Sutton <[REDACTED]>
Sent on: Friday, February 13, 2026 4:51:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Phil Sutton <[REDACTED]>
Subject: RD/2025/585/B

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Thank you for the opportunity to object to the latest McDonalds DA on King Street Newtown.

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The community objections go far further than cutting back a few hours of operation at this King Street site.

Add this to the list of objections the community is making too this objection.

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McDonalds outlets are long established and close by including Stanmore on Parramatta Road and in St Peter/ Tempe. Both are located well away from residential housing. Most McDonalds outlets contain their own large car parks. Parking is an issue in this very busy location.

This DA also has significant impacts on traffic and pedestrian traffic..

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This laneway becomes extremely congested with traffic, including a large number of delivery vehicles. Council must note, that this Laneway also carries a lot of pedestrian traffic. It's only a matter of time, before this busy laneway is the site of a serious incident.

Thanks for the second opportunity to object to this DA.

Regards,

Phillip Sutton
[REDACTED]

From: Walter Brindle <[REDACTED]> on behalf of Walter Brindle
<[REDACTED]> <Walter Brindle <[REDACTED]>
Sent on: Friday, February 13, 2026 5:00:29 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: RD-2025-585-B_OBJECTIOIN LETTER_WB.pdf (161.1 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom it May Concern,
Please find attached submission letter for RD/2025/585/B

Regards,
Walter Brindle
Architect (NSW Reg 8810)
Adjunct Professor - UTS School of Architecture

Walter Brindle

Architect (NSW Reg 8810)
385 King Street
Newtown NSW 2042
Date: 13 February 2025

Cissy Lee

Assessment Officer
City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

**Re: Objection to Development Application RD/2025/585/B
212–214 King Street, Newtown NSW 2042
Proposed McDonald’s Restaurant**

Dear Ms Lee,

I am writing to lodge a formal objection to Development Application RD/2025/585/B for a proposed McDonald’s restaurant at 212–214 King Street, Newtown. I do so as a long-term Newtown resident, a registered architect with extensive experience in urban design and citymaking, and an Adjunct Professor of Architecture at the University of Technology Sydney.

While I support appropriate activation and diversity along King Street, this proposal raises several significant concerns that, in my professional opinion, would negatively impact the functioning, character, and amenity of the area.

1. Waste Generation and Public Domain Impacts

The proposal provides minimal dine-in capacity relative to the scale of the kitchen and operational footprint. This strongly indicates a high-volume takeaway model. Comparable McDonald’s outlets with similar operating hours generate substantial packaging waste, much of which ends up in the immediate public domain.

King Street and its adjoining laneways already experience pressure on waste infrastructure. The likely increase in single-use litter, particularly late at night, risks overwhelming existing council facilities and degrading the pedestrian environment. This is inconsistent with Council’s sustainability objectives and the desired high-quality public domain.

2. Misalignment with Newtown’s Established Street Life and Urban Character

Newtown’s vibrancy is built on venues that encourage lingering, social interaction, and a diversity of experiences. The proposed “grab-and-go” model runs counter to this established pattern.

A high-turnover takeaway outlet of this scale contributes little to the fine-grain, human-centred street life that defines King Street. Instead, it risks creating a transient, footpath-dominated consumption zone that diminishes the area’s cultural richness and undermines the established rhythm of active frontages.

3. Traffic and Servicing Impacts from 8.8m MRV Deliveries

The Traffic Report indicates reliance on 8.8-metre Medium Rigid Vehicles (MRVs) for deliveries. Local laneways in this part of Newtown are narrow, constrained, and not designed to accommodate vehicles of this size without blocking access.

An MRV occupying the laneway for the duration of deliveries would impede movement, create safety risks, and disrupt local businesses and residents. This represents an unreasonable burden on the surrounding street network and is inconsistent with best-practice urban servicing principles for dense, pedestrian-oriented centres.

4. Late-Night Operation and Potential for Anti-Social Behaviour

The combination of late trading hours and a predominantly takeaway model creates a focal point for congregation on the footpath. This increases the risk of anti-social behaviour, noise, and conflict, particularly during peak late-night periods when alcohol-related activity is already elevated.

Without adequate indoor seating or space for patrons to remain within the premises, the public footpath becomes the de facto dining area. This is incompatible with CPTED principles and undermines pedestrian comfort and safety.

5. Loss of Retail Diversity and Erosion of King Street's Mixed-Use Character

The proposal replaces a valuable retail tenancy with yet another fast-food outlet in a precinct already well served by food and beverage operators — many of which provide significantly more seating and contribute more meaningfully to the local character.

King Street's appeal relies on a balanced mix of retail, hospitality, and cultural uses. Converting a retail opportunity into a high-volume takeaway chain further shifts the area away from a 24-hour mixed-use environment toward a monoculture of food outlets. This diminishes the cultural intensity and economic diversity that make Newtown unique.

Conclusion

For the reasons outlined above, including waste impacts, misalignment with local character, servicing issues, late-night behavioural risks, and erosion of retail diversity, I respectfully request that Council refuse Development Application RD/2025/585/B.

Thank you for considering my submission.

Sincerely,



Walter Brindle
Architect (NSW Reg 8810)
Adjunct Professor, UTS School of Architecture

From: Joe Ortenzi <[REDACTED]> on behalf of Joe Ortenzi <[REDACTED]> <Joe Ortenzi <[REDACTED]>

Sent on: Friday, February 13, 2026 6:14:43 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I would like to object to this McDonalds at this location for the following reasons.

I am writing to formally object to Development Application D/2025/585 for a McDonald's at 212-214 King Street, Newtown. The proposal is fundamentally inconsistent with the character and liveability of our community, and the provided supporting documents fail to adequately address its significant negative impacts. My opposition is based on a critical review of the applicant's own materials, including the Statement of Environmental Effects (SEE), the Heritage Impact Statement, and the Crime Risk Assessment.

My primary reasons for objection are as follows:

1. Unacceptable Noise and Disturbance, Despite Flawed Modelling

The Statement of Environmental Effects (SEE) claims that a noise assessment was conducted, concluding that operational noise will meet all Project Noise Trigger Levels (PNTL) and that sleep disturbance is "not anticipated." I strongly disagree with these findings and challenge their validity:

- **Reliance on Flawed Modelling:** The assessment is based on a theoretical model, not real-world conditions. A computer model cannot accurately predict the irregular and unpredictable noise from late-night customers, car doors slamming, shouting, and the constant flow of delivery trucks and vehicles at all hours.
- **Irreconcilable with Late hours Operation:** It is simply not credible to suggest that a late hour fast-food outlet, located in a dense residential area, will not cause sleep disturbance. The constant activity of kitchen equipment, staff, and especially customers in the late night and early morning is an undeniable source of noise that will significantly impact the amenity and quality of life for residents.

2. Inadequate Seating and Exacerbation of Existing Litter Issues

The development proposes only 20 internal seats, which is a clear indication that this is intended to be a high-turnover, takeaway-focused operation. This design fails to accommodate the likely volume of customers and will inevitably push patrons onto the street to consume their food.

The applicant's "Litter Management Strategy" is completely inadequate for this reality. It relies on passive measures like "litter patrols," which are a reactive approach to a problem that will be constant. This proposal would not be introducing a new litter problem, but rather significantly exacerbating an existing one. There is already a noticeable issue with fast-food packaging and waste from businesses like the nearby Yo-Chi, and a McDonald's will make this unmanageable.

3. Erosion of Heritage and Local Character

I strongly disagree with the Heritage Impact Statement's conclusion that the proposal will have "no adverse impact" on the King Street Heritage Conservation Area. This assertion is not credible:

- **Undermining Heritage Character:** Heritage is not just about the building's facade; it is about the cultural fabric and the type of businesses that define an area. The introduction of a major 24-hour global chain fundamentally alters the cultural landscape and erodes the unique, independent

character that defines King Street.

- **Dismissal of Paint Scheme Consistency:** The report's justification for the new paint scheme is flawed. It argues that because of "inconsistency of existing paint schemes," their chosen corporate color scheme is "acceptable." This is an unacceptable approach that uses existing flaws as a justification for further diminishing the area's heritage.
- **Visual Impact of Late Operation:** The report fails to address the adverse visual impact of a long term business. The bright, constant lighting and prominent corporate signage will be intrusive and inconsistent with the character of a heritage conservation area, particularly during nighttime hours. And let's not pretend they won't try to get a 24 h permit as soon as they can

4. Increased Crime Risk and Inadequate Prevention Measures

I am highly concerned by the Crime Risk Assessment (CPTED) report, which, despite acknowledging the "potential for increased opportunity for crimes or anti-social behaviour," concludes that the proposal is acceptable. The report's conclusion is based on generic design principles that are not a robust mitigation plan for a business that will attract late-night crowds in a residential area. A 24-hour fast-food outlet acts as a magnet for noise, loitering, and anti-social behaviour, and the reliance on "CCTV" and "clear sight lines" is not a substitute for a comprehensive strategy to manage these very real risks.

For these reasons, I urge the City of Sydney Council to refuse Development Application D/2025/585. This proposal does not serve the best interests of our community and will have a detrimental and irreversible impact on the liveability, unique character, and safety of Newtown.

Thank you for your consideration of my submission.

Yours sincerely,

Giuseppe "Joe" Ortenzi
76 Lennox Street, Newtown, NSW 2042

From: Fyn Ynplb <[REDACTED]> on behalf of Fyn Ynplb <[REDACTED]> <Fyn Ynplb <[REDACTED]>

Sent on: Friday, February 13, 2026 6:53:58 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re: RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attn: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney Council,

As residents of the local area, we are writing to express our strong opposition to the proposed McDonald's on King Street, Newtown. The overwhelming community response to the previous application in August 2025, with almost 1500 submissions against and less than 10 in favour, clearly demonstrated the strength of opposition to a McDonald's in Newtown.

King Street is renowned for its unique heritage and character, celebrated for its diverse community, independent businesses, and vibrant late-night economy. The proposed fast-food development contradicts the local planning objectives of preserving character, social diversity, and pedestrian amenity within a compact high street environment.

Our community has made it clear that we do not want a McDonald's here, as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected due to concerns about increased traffic and pedestrian safety risks, inadequate on-site loading, and increased noise and environmental degradation through littering.

The current proposal remains inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety.

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff, but there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale, and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, ~~371~~ ³⁷¹ noise on minor laneways for servicing, and absence of

rider parking fail the test of “minimising disruption to amenity” under DCP 3.14 and the Noise Policy for Industry 2017.

Urban sustainability and waste generation

The proposal’s resource and waste intensity contradicts Council’s Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions, and landfill dependency in the City’s dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars, and local restaurants. A McDonald's would disrupt this character, replacing King Street’s evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald’s at 212-214 King Street would fundamentally undermine Newtown’s distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community has made it clear that we are very concerned about increased noise, antisocial behavior, and littering, all of which would have a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Sincerely

Paul Frayns

From: Peter N. Flint <[REDACTED]> on behalf of Peter N. Flint <[REDACTED]> <Peter N. Flint <[REDACTED]>
Sent on: Friday, February 13, 2026 7:55:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions Team,

I am writing to object to the proposed McDonald's development on King Street, Newtown.

This proposal would negatively impact local amenity, traffic conditions, and the unique character of Newtown. My key concerns are:

- Traffic and congestion: The area is already heavily congested and poorly suited to increased vehicle and delivery traffic, which this development would inevitably generate.
- Extended operating hours: Late or extended trading hours would increase noise, light pollution, and disruption for nearby residents in a mixed residential area.
- Waste and environmental impact: High volumes of takeaway packaging would contribute to increased litter, landfill, and pressure on local waste services.
- Public health: The increased availability of unhealthy fast food, particularly near families and young people, contributes to long-term health impacts.
- Lack of need: There are already McDonald's outlets in close proximity at St Peters, Marrickville Metro, and Alexandria, demonstrating no clear community need for an additional outlet.
- Neighbourhood character: Newtown's independent, non-corporate, and culturally distinctive character would be undermined by the introduction of another large multinational fast-food franchise.

For these reasons, I urge the authority to refuse this application.

Thank you for considering my submission.

Sincerely,

Peter N. Flint
Direct Digital Solutions
Tel: [REDACTED] Mobile: [REDACTED]
Mail: PO Box 788, Newtown, NSW, 2042, Australia
Email: [REDACTED]

Web: [REDACTED]

From: A Frayns <[REDACTED]> on behalf of A Frayns <[REDACTED]> <A Frayns <[REDACTED]>
Sent on: Friday, February 13, 2026 8:10:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission -RD/2025/252/B - 212-214 King St NEWTOWN 2024 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney Council,

I'm [REDACTED] and I live really close to 212 King Street Newtown, just about 50 metres away. McDonald's wants to open there and stay open really late. I really don't want a McDonald's in Newtown because:

McDonald's isn't like our community and it would make it harder for local shops that are already having a tough time.

It will be really noisy and kids like me won't be able to get to sleep properly.

There's already heaps of rubbish everywhere from El Janna and KFC, and if McDonald's comes there will be more mess.

There are always lots of bikes and it's hard to walk past all the bikes out front of El Janna. McDonald's will make it even more crowded.

The smell is already pretty bad from El Janna and if McDonald's opens it'll just make the smells worse.

Thanks for reading my letter. Please don't let McDonald's be built in Newtown.

Thank you,

Miss A Frayns

From: Kris Kringle <[REDACTED]> on behalf of Kris Kringle <[REDACTED]> <Kris Kringle <[REDACTED]>
Sent on: Friday, February 13, 2026 10:14:33 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Subject: Submission – RD/2025/585/B – 212–214 King Street, Newtown NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Cissy Li

Dear Council,

We write as local residents to strongly object to the proposed McDonald's development at 212–214 King Street, Newtown.

The community's position on this issue has already been made overwhelmingly clear. In response to the previous development application in August 2025, 1,433 submissions opposed the proposal, with only six in support. That level of opposition reflects the deep concern within our community about the impact a multinational fast-food outlet would have on King Street and on Newtown more broadly.

Newtown's Character and Planning Context

King Street is not a generic retail strip. It is a historically significant high street recognised for its independent businesses, diverse community, and creative late-night economy. Its character has evolved organically and is central to Newtown's cultural identity.

The proposed development undermines established City of Sydney planning objectives that seek to protect local character, social diversity, pedestrian amenity, and the vitality of small-scale enterprises in compact village environments. A corporate fast-food outlet of this scale and nature is fundamentally at odds with those objectives.

Failure to Address Previous Grounds for Refusal

The earlier application was rejected due to:

- Increased traffic and pedestrian safety risks
- Lack of appropriate on-site loading
- Noise impacts
- Environmental degradation, including litter

In our view, the revised proposal does not adequately resolve these concerns.

Specific Concerns with the Current Proposal

1. Service Window Facing King Street

We strongly object to the introduction of a "service window" facing King Street for delivery riders. This represents a significant change from the previously rejected application, which did not include an openable window.

This addition is likely to increase congestion and create conflict between pedestrians and delivery riders on an already narrow and heavily trafficked footpath. Concentrating pick-up activity at the street frontage will undermine pedestrian safety and amenity.

2. Bicycle Rack Located in Garbage Area

The proposed bicycle parking arrangement in the rear garbage area is impractical and unrealistic. Delivery riders are expected to park in the rear, then walk around to the King Street frontage to collect orders.

This arrangement:

- Is operationally inefficient and unlikely to be complied with
- Raises hygiene concerns due to proximity to waste storage
- Fails to recognise that delivery riders operate under time pressure

It is highly improbable that riders will use this rear location, which means bikes are likely to remain parked on the King Street footpath, exacerbating congestion and safety risks.

3. Delivery Plan of Management

The proposed Plan of Management restricts deliveries to between 8am and 3pm and to King Street only. It is unclear why deliveries would not utilise the rear lane, which would more appropriately accommodate service vehicles and reduce pedestrian conflict.

Restricting deliveries to King Street increases traffic pressure and negatively impacts pedestrian amenity in an already constrained environment.

Public Domain and Pedestrian Safety

DCP 3.1.1 & CPTED Assessment

The updated DA fails to meaningfully address the anticipated increase in delivery riders. While a single bicycle space for staff is now proposed, there are no practical measures to manage the broader influx of rider traffic.

The CPTED assessment acknowledges extended late-night activity but does not resolve the risks associated with concentrating fast-food operations and delivery activity in a high pedestrian conflict zone. This undermines accessibility, safety, and public domain objectives.

Loss of Local Character & Cultural Identity

DCP 2012 Part 2.10.1

The proposal conflicts with planning controls designed to preserve the independent, small-scale and culturally distinctive character of King Street.

Approval would contribute to the gradual erosion of Newtown's heritage value and distinctive local economy, replacing a unique streetscape with a standardised corporate model inconsistent with the area's identity.

Economic and Social Impact

No meaningful economic or social impact assessment has been provided. The absence of such evaluation disregards the cumulative effect on surrounding independent operators and the likely displacement pressures on small businesses.

This proposal is inconsistent with Council's strategic objective to support small, creative and locally distinctive enterprises.

Cumulative Amenity Impacts

(Noise, Air Quality, Waste and Traffic)

The development would generate unacceptable cumulative impacts, including:

- Increased noise from late-night trade and delivery activity
- Odour emissions
- Waste storage and collection impacts
- Additional traffic movements

The proposal's reliance on constrained laneways, non-compliance with AS 1668.2 setbacks, and lack of adequate rider parking fails to meet the requirement of minimising disruption to surrounding residential amenity under DCP 3.14 and the Noise Policy for Industry 2017.

Urban Sustainability and Waste Generation

The scale and operational model of the proposed development are inconsistent with the City's Sustainable Sydney 2030 objectives, particularly in relation to waste reduction, transport emissions, and landfill dependency within dense dining precincts.

Community Impact

Newtown has flourished as a vibrant village defined by independent businesses, small bars, live music venues and local restaurants. Introducing a multinational fast-food outlet would diminish this identity and accelerate the homogenisation of King Street.

Residents remain deeply concerned about increased noise, antisocial behaviour, and littering. The revised application does little to mitigate these risks.

Conclusion

The proposed McDonald's at 212–214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, reduce amenity for nearby residents, and conflict with City of Sydney planning controls designed to protect heritage character, pedestrian safety, and environmental sustainability.

For the reasons outlined above, we respectfully request that the City of Sydney Council refuse this application.

Yours sincerely,
Laura McIntosh

From: Elizabeth and Horst Maddox\Thiele <[REDACTED]> on behalf of Elizabeth and Horst Maddox\Thiele <[REDACTED]> <Elizabeth and Horst Maddox\Thiele <[REDACTED]>
Sent on: Sunday, February 15, 2026 7:36:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/585/B - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

As local residents, we continue to strongly object to the proposed McDonald's on King Street, Newtown. The community response to the previous application in August 2025 demonstrated the strength of opposition to a McDonald's in Newtown, with 1,433 submissions opposing and only 6 supporting.

King Street has a unique heritage and character, recognised for its diverse community, independent businesses and creative late-night economy. The proposed fast-food development undermines the local planning objectives of protecting character, social diversity, and pedestrian amenity within a compact high street environment.

As a local community, we have clearly demonstrated that we do not want a McDonald's here as it will threaten the unique character and independent businesses that make Newtown our home.

The previous application was rejected on the grounds of increased traffic and pedestrian safety risks and a lack of appropriate on-site loading, as well as increased noise and environmental degradation through increased littering.

The current proposal continues to be inconsistent with City of Sydney planning objectives, including amenity, local character, cumulative impact, sustainability, and pedestrian safety

Public domain and pedestrian safety – DCP 3.1.1 & CPTED Assessment

The updated DA does not include provisions to manage an increased number of delivery riders on the pavement. The 2026 DA now includes a single bicycle space for staff - there are no other mitigations to manage increased bike traffic on the pavement.

The CPTED measures acknowledge but do not resolve the social impact of extended late-night activity in a high pedestrian conflict zone. Concentrating fast-food delivery operations in this confined location undermines pedestrian amenity, accessibility, and public safety objectives.

Loss of local character & cultural identity – DCP 2012 Part 2.10.1

The proposal is inconsistent with the heritage and social character planning controls that protect the independent, small-scale and culturally distinctive identity of King Street. Approval would contribute to the erosion of heritage value and cultural distinctiveness central to Newtown's local economy.

Economic and social impact on local businesses

The absence of an economic and social impact evaluation disregards the cumulative displacement effects on local independent operators. The proposal undermines Council's strategic goal to retain small and creative enterprises as part of the City's locally distinctive economy.

Cumulative impacts on amenity (noise, air, waste, traffic)

The proposal generates unacceptable cumulative noise, odour, and waste truck activity in close proximity to residential dwellings. The non-compliance with AS 1668.2 setbacks, reliance on minor laneways for servicing, and absence of rider parking fail the test of "minimising disruption to amenity" under DCP 3.14 and the Noise Policy for Industry 2017.

The proposal's resource and waste intensity contradicts Council's Sustainable Sydney 2030 strategic objectives to reduce waste collection frequency, transport emissions and landfill dependency in the City's dining precincts.

Character and heritage impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Conclusion

The proposed McDonald's at 212-214 King Street would fundamentally undermine Newtown's distinct small-scale cultural economy, decrease the amenity for adjacent residents, and contravene City of Sydney planning controls designed to safeguard heritage character, social diversity, and environmental sustainability.

The Newtown community have made it clear that we are very worried about increased noise, antisocial behavior and littering, with all of this resulting in a detrimental impact on the cultural and residential character of King Street. The updated DA does little to mitigate these concerns.

We respectfully request the Council of Sydney refuse this application.

Elizabeth Maddox and Horst Thiele

17 Hurlstone Ave, Hurlstone Park 2193

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, February 16, 2026 9:05:40 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

From: Louise Pellicano <[REDACTED]>
Sent: Sunday, 15 February 2026 6:39 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello

I would like to provide feedback in relation to the proposed development on King Street.

I ask that you please kindly accept my submission- as I have been away - only returning today.

I am a local resident (I own and live on Bucknell St Newtown).

My concern is in relation to a few areas.

Firstly, the amount of additional waste and rubbish that this would bring to our streets and rear laneways. There is already a large amount of rats and mice in the area that has become out of control- and even though baits are placed in the streets - it's still a significant problem. I'm often disturbed at the mess in rear laneways and feel uncomfortable dodging rats when walking with my 7 year old son in the evening. How will this significant increase in waste be addressed?

Secondly, residents are facing a significant concern regarding the smells, vapour, smoke smells etc that are already omitted into our local streets. We already have given council feedback when El Jannah moved in the area. There are many weekends where I can't hang clothes in my own backyard without being worried about the smell of charcoal on my clothes. Are we continuing to add to this problem?

And finally, do the locals need another takeaway restaurant? I don't believe we catering for local residents here, as I'm not aware of this being a need in our local community.

There is a great concern around what impact this store will have on other local businesses, specifically Clems chicken. They have been supporting locals for decades (close to half a century), also providing free food for those locals in need. We need to support them before supporting multi conglomerates.

I'm also concerned at the crowds that will be present at 2am on weekends. Are the police prepared to and have adequate capacity to manage this ? I understand there are significant shortages in policing numbers in the area - and another 2am venue will only create even more policing capacity issues.

Please let me know if you need further information related to my feedback

Louise Lewis

Sent from my iPhone

On 22 Jan 2026, at 10:51 am, Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Applicant name:
MCDONALD'S AUSTRALIA LIMITED

Reference number:
RD/2025/585/B

Site address:

212-214 King Street, NEWTOWN NSW 2042

Proposed development:

Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **13 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing [cityofsydney/development-comment](https://cityofsydney.nsw.gov.au/cityofsydney/development-comment) in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments
cityofsydney.nsw.gov.au

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From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, February 16, 2026 9:28:04 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

-----Original Message-----

From: Jenny <[REDACTED]>
Sent: Friday, 13 February 2026 7:12 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney.

I have lived in Newtown for most of my life and have grown up witnessing the many changes in the area. While change is inevitable, not all change benefits the community.

I strongly believe that introducing a McDonald's into Newtown would harm long-standing local businesses that have contributed to the character and identity of this suburb for many years. These small businesses are part of what makes Newtown unique. A large multinational corporation has the financial power to undercut and outcompete them, which risks pushing out the very places that give this area its culture and vibrancy.

We are already experiencing increased litter and waste as foot traffic grows, particularly since the opening of KFC. Adding another major fast-food outlet will likely worsen the garbage problem and place additional strain on public spaces.

There are also concerns about increased antisocial behaviour associated with large fast-food chains that attract late-night crowds. Newtown has always had strong character and a distinct community feel, but that character has been gradually eroded. Allowing another multinational chain into the heart of our suburb feels like the final step towards losing what makes this place special.

Newtown needs community-focused businesses that invest back into the area and reflect its identity. McDonald's does not represent the values or the spirit of this community

Kindest regard.
Jenny Bunyon

From: Newtown Residents <[REDACTED]> on behalf of Newtown Residents
<[REDACTED]> <Newtown Residents <[REDACTED]>
Sent on: Friday, February 13, 2026 6:49:36 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - RD/2025/252/B - 212-214 King St NEWTOWN 2024 - Attention: Cissy Li

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Submission to the City of Sydney Council: Objection to Development Application by McDonald's

I am writing to formally object to the development application submitted by McDonald's to open a business nearby. The main differences in this new application compared to the previously rejected one are as follows:

1. **Service Window Facing King St** : I object to the provision of a 'service window' facing King St for delivery riders. This is a significant change from the earlier rejected DA, where no openable window existed. The introduction of this window could lead to increased congestion and conflicts between pedestrians and delivery riders on King St.
2. **Bike Rack in Garbage Area** : The proposed provision of a 'bike rack' in the garbage area at the rear is impractical. It is stated to be for delivery riders, with the expectation that they park their bikes in this space and then walk around to the King St frontage to collect their orders. This arrangement is not only impractical and inconvenient but also poses safety and hygiene concerns. It's highly unlikely that delivery riders would comply with any request to park their bikes in the rear. For delivery riders, time is money and more time to pick up costs them money.
3. **Delivery Plan of Management** : I object to the proposed plan of management that limits deliveries to between 8am and 3pm and only from King St. It is unclear why deliveries should be restricted to King St when the rear lane is available for such activities. Utilising the rear lane would reduce traffic congestion and minimize the impact on pedestrians.

In my view, this new development application does not adequately address the Council's earlier concerns regarding:

- Conflicts between pedestrians on King St and delivery riders
- The impact of waste on the surrounding streets
- Noise levels
- Cultural fit with the local community

I urge the Council to consider these points and reject the development application.

Regards,

Bill Murphy

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, February 16, 2026 12:54:47 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042
Attachments: McDonalds 2nd DA Application response Letter.pdf (137.93 KB)

From: Tim Cornish <[REDACTED]>
Sent: Monday, 16 February 2026 12:50 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: RD/2025/585/B - 212-214 King Street, NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Planning Department,

This is my response to DR/2025/585/B

Yours sincerely
Tim Cornish

On Thu, Jan 22, 2026 at 10:51 AM Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Applicant name:
MCDONALD'S AUSTRALIA LIMITED

Reference number:
RD/2025/585/B

Site address:
212-214 King Street, NEWTOWN NSW 2042

Proposed development:
Division 8.2 Review of alterations and additions for use as a takeaway food and drink premises with associated signage. Proposed hours of operation are 7.00am - 2.00am Friday and Saturday and 7.00am - 11.00pm Sunday to Thursday.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

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We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing city.sydney/development-comment in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au

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3 Fitzroy Street

Newtown 2042

Ph [REDACTED]

08/02/26

Dear Planning Officer,

Re: DA. RD/2025/585/B – Proposed McDonald's, King Street, Newtown

I write to object to the above development application for the following reasons:

Operating Hours and Community Impact

I oppose the proposed operating hours extending beyond midnight. The Crime Prevention Through Environmental Design (CPTED) report fails to adequately address how extended trading hours would contribute to antisocial behaviour in the broader neighbourhood. Late-night operation would attract King Street patrons and unsupervised young people, with impacts extending well beyond the immediately adjacent properties on Brown Lane and Brown Street and would affect the wider residential area within significant walking distance.

The CPTED report's dismissing of crime statistics as unreliable due to Newtown population size is unhelpful and suggests insufficient consultation with local police who could have provided more meaningful insights. The report focuses narrowly on the franchise's operations without properly considering the business's responsibilities to the surrounding community.

Economic and Social Considerations

The report claims the proposal would support economic redevelopment and employment. However, a McDonald's franchise is more likely to undermine existing family-owned restaurants and reduce overall employment opportunities in the area. This does not constitute genuine community benefit or improved social outcomes.

Design and Access Inconsistencies

Several significant inconsistencies appear across the submitted documents:

- The CPTED recommends a single entry point for security, yet mentions replacing window glazing with bifold doors. However, the ground floor plan shows only fixed clear glass (CG) on the front elevation with no bifold doors indicated
- Table 1 of the Sydney DCP 2012 Compliance Table references multiple entries
- The delivery schedule indicates bifold door access for approximately 4.5 hours for deliveries, with a temporary ramp on the footpath, raising safety concerns
- The car space mentioned in the CPTED does not appear in the Environmental Performance Report (listed for "other tenancy"). This space should be used more appropriately.
- The dismissal of any need for a bicycle rack would assist McDonalds with their King Street delivery plans and disregards the council's suggestion. Delivery bikes don't

need or use racks but will park out front regardless and may block the McDonalds delivery access. They also hinder access to the footpath and the premises. If McDonalds were to deter the delivery bikes from their footpath space, they will park in front of competing businesses instead, which would be entirely inappropriate.

Health Considerations

While the Food Plans Compliance Report addresses food protection and cleanliness standards, it ignores the well-documented health concerns associated with frequent fast-food consumption, as evidenced by medical and scientific research. This establishment would not contribute positively to community health outcomes.

Environmental Performance

The Environmental Performance Report demonstrates minimal commitment to Council's Environmental Performance Template, meeting only basic acceptable ratings for water fixtures and allowing for building material recycling.

The Air Quality Impact Statement indicates that the cooking fumes from the premises is too difficult to estimate but suggests it will sort it out after approval.

Site Inadequacy

The Site Plan (Appendix A) lacks critical information including:

- Service counter, seating, and table locations
- Patron toilet access (typically required for venues seating 20+ patrons)
- Disabled access to toilets
- Adequate delivery and oil waste management provisions

The absence of sufficient seating would result in patrons eating elsewhere and disposing of packaging on streets that lack adequate public bins. Overall, the double-frontage site appears inadequate for a 20 person seating area, proper delivery facilities or patron amenities.

Due Diligence Concerns

The Loading Service Management Plan (6.3) mentions ongoing consultation with local businesses, police, and community etc. As this is the second iteration of essentially the same application, basic details should have been thoroughly addressed and corrected.

Conclusion

The numerous inaccuracies and inconsistencies raise serious concerns about the applicant's commitment to adequate consultation and regulatory compliance and a complete disregard for the previous council decision.

Please also refer to my previous responses to D/2025/585 for McDonalds which remains relevant to this application, and the Special Entertainment Precinct Proposal response, which expresses concerns for hours of operation.

I commend Council for defending its previous decision and request to be kept informed of this application's progress.

Yours sincerely,

Tim Cornish

From: Philip Sutherland [REDACTED] > on behalf of Philip Sutherland
<[REDACTED]> <Philip Sutherland [REDACTED]>
Sent on: Tuesday, February 17, 2026 10:29:43 PM
To: Cissy Li <CLi1@cityofsydney.nsw.gov.au>
CC: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: RD/2025/585/B in relation to 212-214 King Street, Newtown, NSW 2042 - Please forward o Cissy Li
Urgent: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

RD/2025/585/B in relation to 212-214 King Street, Newtown, NSW 2042

Attention: City of Sydney Council, Cissy Li

I write on behalf of my Wife, Angela Penklis, and myself. We reside at 4 Watkin Street, Newtown, NSW 2042, and we have done so for some 20 years.

We have read the application on exhibition in relation to 212-214 King Street, Newtown, NSW 2042; that is, RD/2025/585/B.

We object to it.

Our reasons include (without limitation):

- There is no parking for motor vehicles in King Street, nearby Brown Street and in this area. What will happen is that McDonald's customers will park in residential streets – and our particular concern is Watkin Street, one of the nearest residential streets to the premises – and their “toing and froing”, and loud talking at night and into early morning (and if this DA is approved, until at least 2am on some days), and littering, will adversely impact upon Watkin Street and sleeping patterns (including health and mental health of residents including children)
- Let McDonald's go down to the entertainment precinct in Enmore where there is less impact on residential areas including in this part of North Newtown
- Littering will “go bananas”. There are almost no bins provided by Council or anyone else. (Litter caste on the streets from El Jannah take-away on King Street is already “out of hand”)
- McDonald's may have adverse impact upon small businesses – for example, Clem's Chicken – which feed people “living on the streets” in this vicinity
- There are inadequate on-street and off-street loading zones for this property
- McDonald's is going to have adverse impact on well-established local businesses, which are part of the charm of this area of Newtown
- This residential area of North Newtown does not need to attract “the ne'er do wells” who are likely to gather around its shop late at night.

In short, there are, among other things, substantial waste management, transport and parking, and social and environmental reasons for rejecting McDonald's development

application.

Would you please acknowledge receiving this objection.

Thank you.

Yours faithfully
Philip Sutherland

M [REDACTED]
E [REDACTED]

Please consider the environment before printing this e-mail.

Penklis Lawyers acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

From: Cissy Li <CLi1@cityofsydney.nsw.gov.au> on behalf of Cissy Li
<CLi1@cityofsydney.nsw.gov.au> <Cissy Li <CLi1@cityofsydney.nsw.gov.au>>
Sent on: Thursday, February 26, 2026 9:17:23 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

From: Justin Curnick [REDACTED]
Sent: Saturday, 14 February 2026 8:02 PM
To: Cissy Li <CLi1@cityofsydney.nsw.gov.au>
Subject: Query: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I wrote to this matter objecting to this application and the below still stands.

Simply changing the operating hours does nothing to change the objections below.

Whom it may concern,

I am a lifelong resident of Newtown (Born in 1986, Resided in the locale since, and currently own my property at 9 Watkin St Newtown)

I wish to object to the application for the following reasons.

- It will bring NO cultural or social benefit to the area.
- Newtown has HAD McDonalds in the past, and it shut, leaving a empty shell for many years until it was re-leased.
- Currently, there are over 6 fast food chains within a few hundred metres, not to mention the dozens of independent restaurants
- There is already a safety issue with the sheer amount of e-bike delivery riders, I am almost being hit daily, let alone the accidents I am almost having whilst driving due to poor cyclists
- adding additional restaurants whose largely popular via ubereats style delivery, will add to this
- there is already multiple mcdonalds in the area - one as close as 5 minutes drive of the proposed location
- being a 24hr "restaurant" would encourage anti social behavior at anti social hours
- The sheer amount of waste that will be generated in the general vicinity

Please reconsider this request and I hope you will knock it back on these and the many other objections to it.

Kind regards

Justin

From: Cissy Li <CLi1@cityofsydney.nsw.gov.au> on behalf of Cissy Li
<CLi1@cityofsydney.nsw.gov.au> <Cissy Li <CLi1@cityofsydney.nsw.gov.au>>
Sent on: Thursday, February 26, 2026 9:36:14 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042- objection

-----Original Message-----

From: Sue Krajnik [REDACTED]
Sent: Friday, 20 February 2026 7:46 AM
To: Cissy Li <CLi1@cityofsydney.nsw.gov.au>
Subject: Query: RD/2025/585/B - 212-214 King Street NEWTOWN NSW 2042- objection

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

It is somewhat concerning and confusing that this DA request has already been rejected and yet allowed to reapply. As per my original objections, I believe that MacDonald's, a global corporation who puts profit over people does not represent the values of Newtown. Newtown has a global reputation for being a go to destination for tourists, due to its unique and varied array of business. Newtown has a large variety of cheap and healthy food offerings, that are run by family and/or individuals. We, as a community should continue to support these types of businesses, and as such I continue to object to this DA for a MacDonald's to be established in Newtown.

Kind regards
Sue Krajnik
Erskineville Resident

Sent from my iPad