

Local Planning Panel

8 April 2026

application details

Address: 212-214 King Street, Newtown

Application: RD/2025/585/B

Applicant: SLR Consulting

Operator: McDonald's Australia

Architect: Richmond + Ross Consulting

Reason reported to LPP

The review application is reported to LPP for determination as:

- original DA was determined by the LPP
- it represents contentious development, with receipt of over 25 unique submissions by way of objection

Amended proposal

- original DA was refused because of inappropriate servicing arrangements and impact of food delivery riders
- amended proposal has inadequate information to address the issues:
 - no onsite loading zone for servicing
 - no onsite bicycle parking
 - waste collection from no parking/no stopping laneway

Recommendation

The review application is recommended for refusal

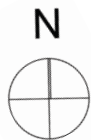
Notification

- exhibition period from 22 January 2026 to 13 February 2025
- 143 properties were notified
- 191 submissions received, majority in objection

Submissions

- incompatible with Newtown's character and impact on small local businesses
- late trading hours will create noise and encourage anti-social behaviour
- traffic impacts on King Street
- environmental impacts such as increase in littering
- inconsistent with DCP and not in public interest
- unhealthy fast-food result in negative health impacts

Site



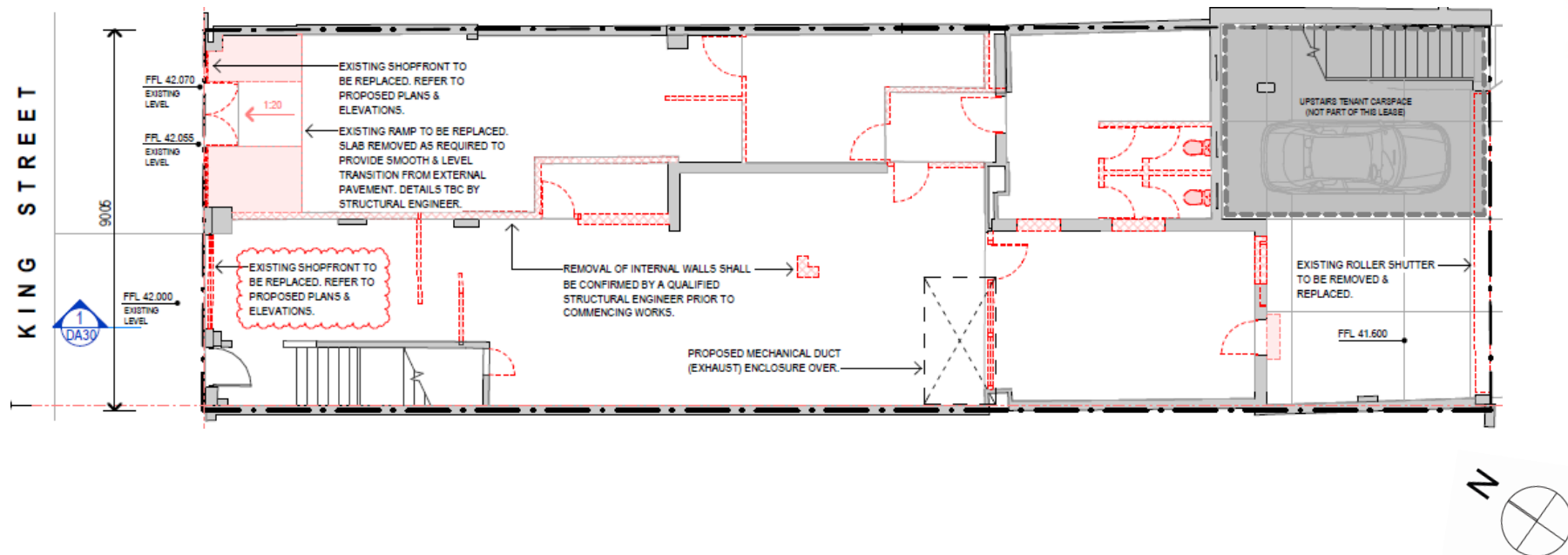


King Street

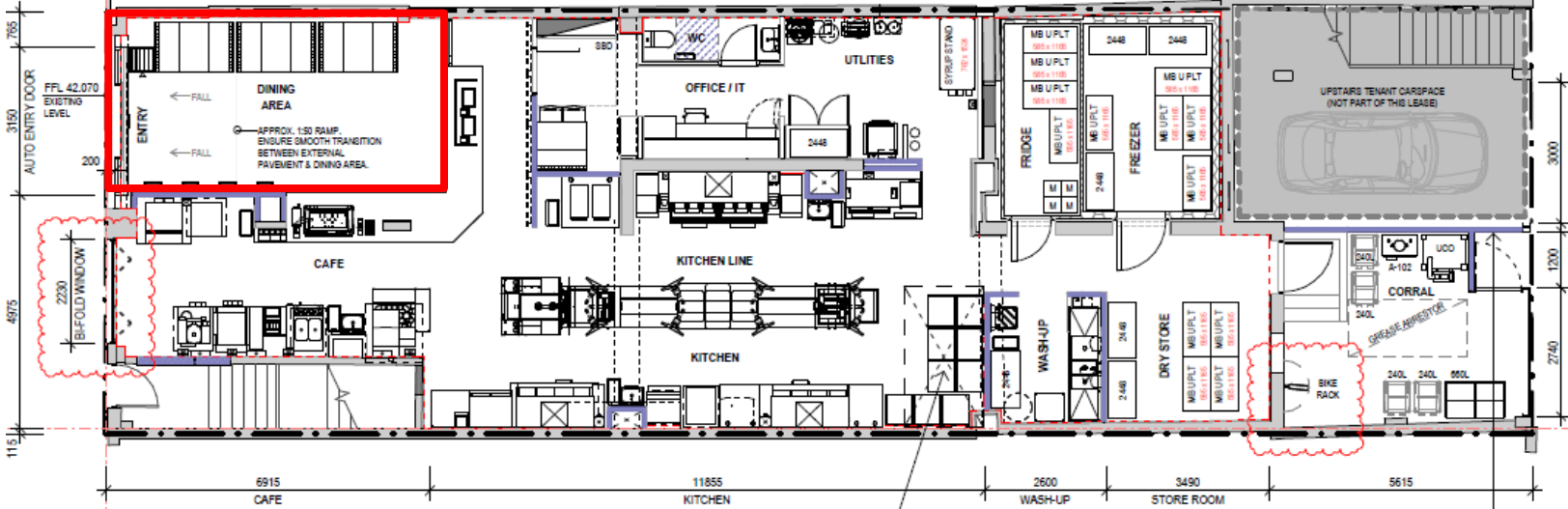


Brown Lane

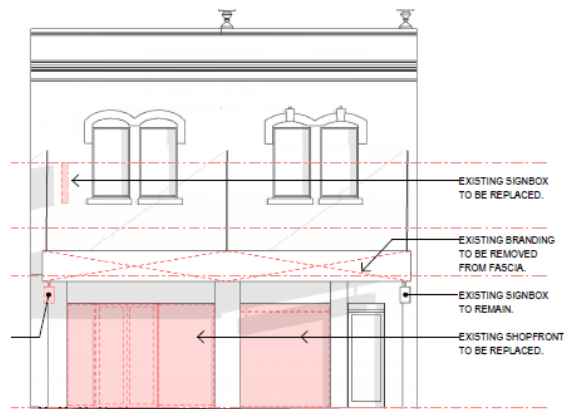
Proposal



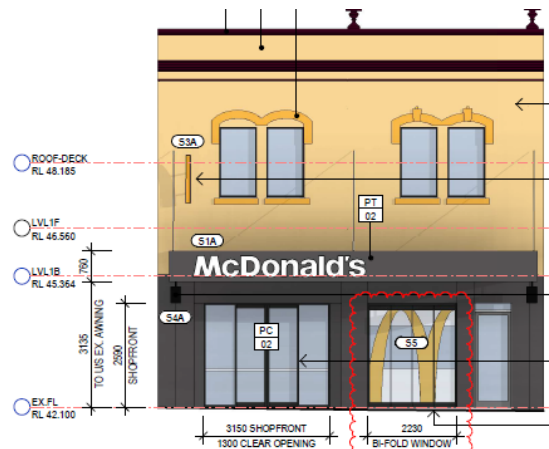
demolition plan – ground floor



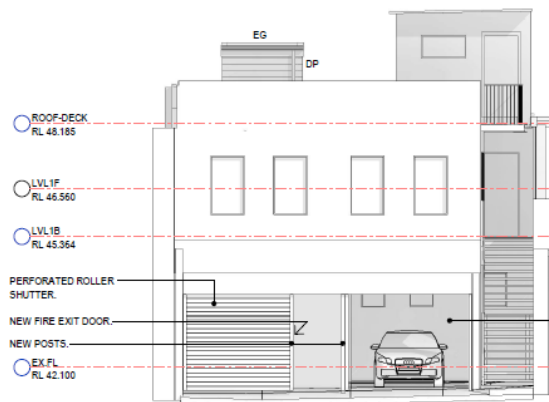
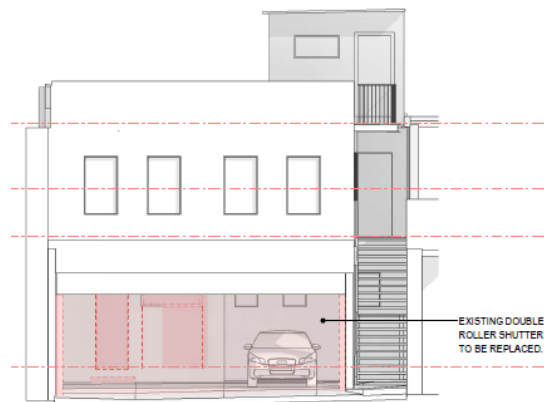
proposed ground floor plan



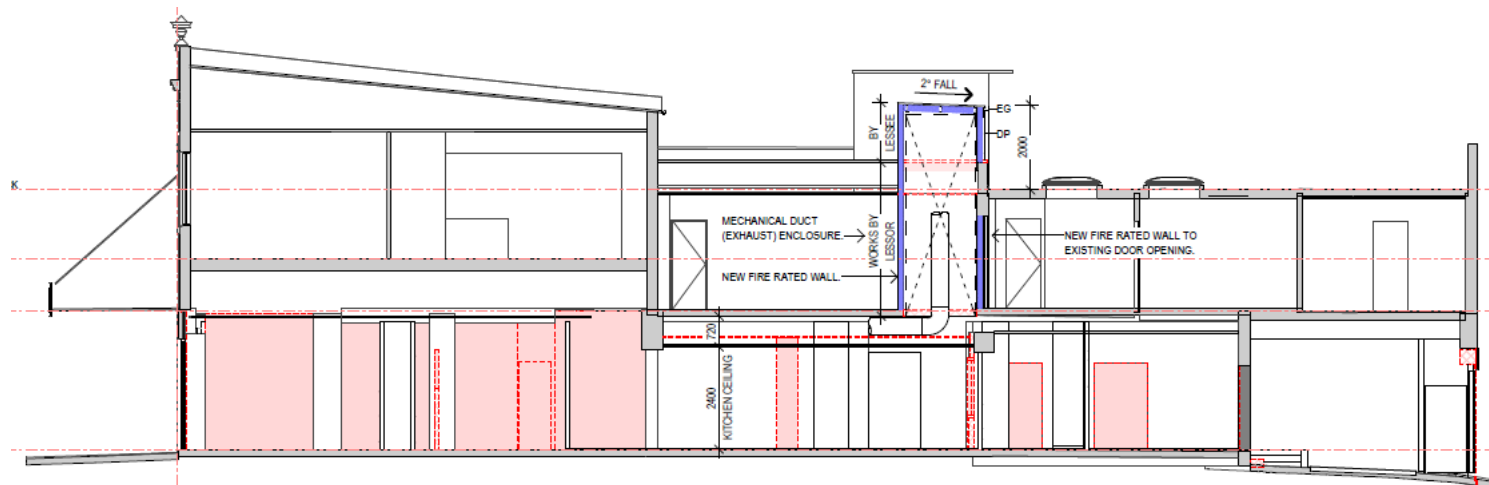
EXISTING ELEVATION - KING STREET
1:100



1 PROPOSED ELEVATION - KING STREET
1:100



existing and proposed front and rear elevations



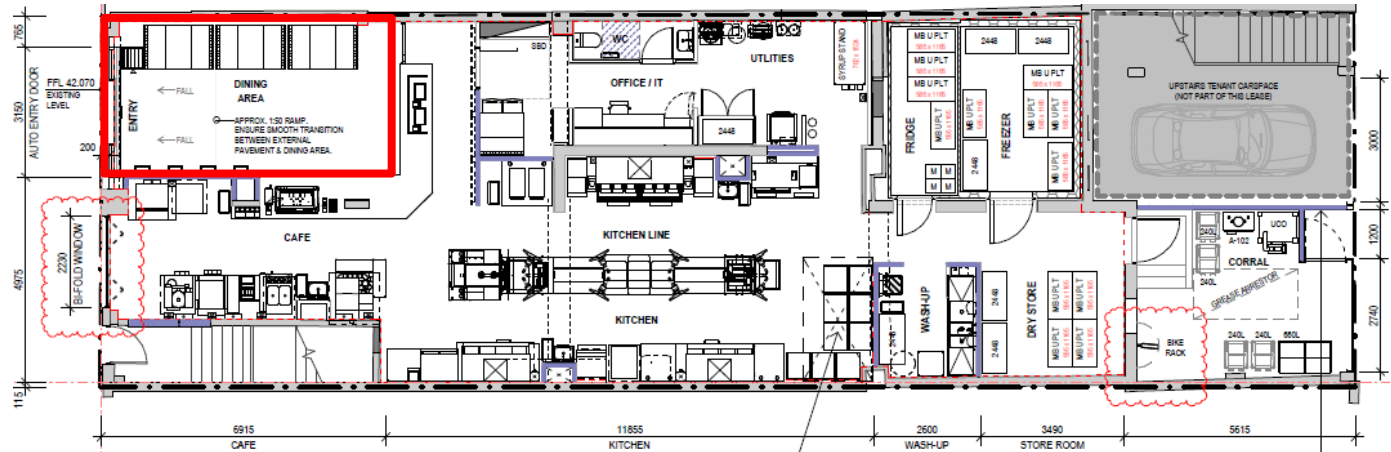
section

Issues

- parking for food delivery drivers
- no onsite loading/servicing
- waste collection

Issues

- no amendments to internal layout
- large kitchen (90% of floor area) and limited indoor seating – approx. 12
- use likely to generate high level of delivery riders
- no on site servicing



Issues

- no onsite bicycle parking area for food delivery drivers
- amended proposal fails to demonstrate that bike hoops on King Street will be used appropriately, or are sufficient to service the expected capacity



Issues

- this part of King Street is identified as a cycle conflict hotspot
- 'Walk Your Bike' signage currently installed along King Street footpath to encourage riders to dismount



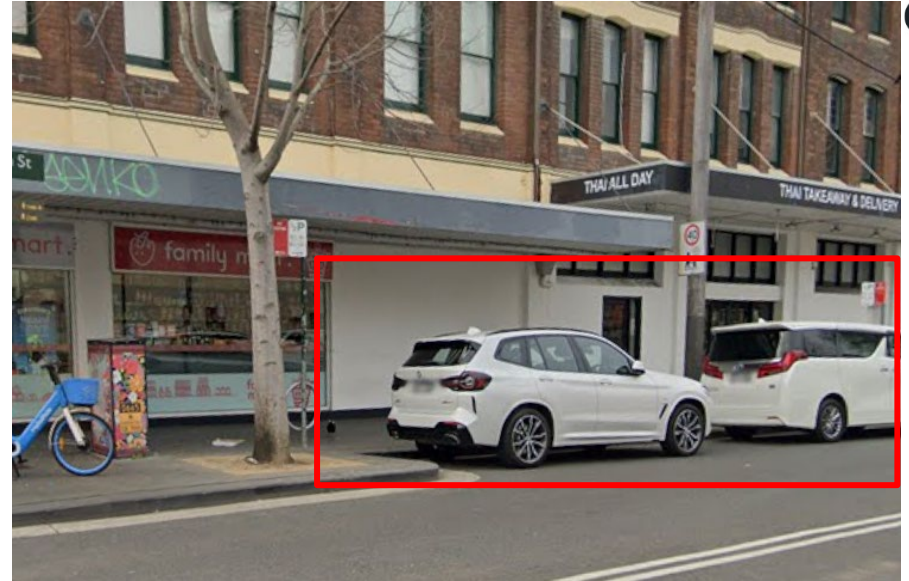
Issues

- no onsite loading or servicing area
- substantial amendments required to accommodate onsite loading
- concerns from TfNSW relating to lack of onsite loading

Issues



King Street - loading zone (restricted between 8.30am – 3pm, Mondays to Fridays)



Brown Street - on-street parking (time limited)

Issues



Brown Lane - 'no stopping'



Brown Lane - 'no parking' sign

Recommendation

The application is recommended for refusal:

- no on-site parking and loading spaces will result in parked bicycles or motorcycles obstructing the public domain
- on-street loading zone is time limited and shared with other premises
- amenity and public safety
- not suitable for the site and not in public interest