

Attachment B1

Submissions



30th January 2025

Bill MacKay
Manager Planning Assessments
City of Sydney Council, NSW 2000

Application No.: D/2024/1218

Council: City of Sydney

Applicant: SLR Consulting

Site Address: 153 Redfern Street, Redfern

Proposed development: The proposed development involves the alterations and additions to the existing two-storey building to facilitate the construction and operation of a new McDonald's operation. The proposed development involves the following elements. Use of the site for a food and drink premises with 24 hour 7 day trade and operations, removal of restrictions on title relating to residential accommodation, demolition works which include:

- Demolition of tenancy dividing wall and Level 1 dividing walls
- Removal of existing internal stairs, demolition of existing concrete slab to ground floor and first floors, demolition of roof and removal of courtyard elements, demolition of existing door and awning, removal of all existing signage elements, removal of a particular wall section to facilitate new works, removal of downpipes for reconfiguration, and removal of security roller shutter.
- Internal fit out works which include:
- Construction of new structural support zones, construction of new ground and first floor slabs replacing existing, construction of goods lift with external and internal door connections, construction of vertical food lift between ground and first floor, dining room area inclusive of 12 seats, customer bins, sales and pickup counter, and kiosk zone.
- Ground floor back-of-house area including McCafe preparation area, kitchen, washup area, and bin area.
- First floor back-of-house area including main kitchen, fridge and freezer storage areas, dry storage, main washup area, IT space, staff amenities, and managers office.
- External works including:
- External cladding and painting, construction of new awning which extends around full extent of building for both Regent Street, corner splay, and Redfern Street, reconfiguration of building glazing on Redfern Street with new main building entry.
- Installation of external goods lift door, reconstruction of roof to provide improved structure for mechanical plant and covering of former courtyard, installation of skylights and mechanical plant on building rooftop with access via connection from first floor, minor roof works including upgrade of existing stormwater management system.
- Business identification signage including 2 x new internally illuminated under awning sign on corner section addressing Redfern Street and Regent Streets respectively, 2 x new internally illuminated McDonald's awning fascia signs addressing Redfern Street and Regent Street respectively, new internally illuminated McDonald's Golden Arches wall sign on building corner splay situated above awning level, and new internally illuminated McCafe wall sign on building corner splay situated above awning level.

Construction of a new:

2 storey McDonalds Restaurant with hours of operation of 24 Hours, 7 days per week.

1. Introduction

In line with section 4.15 of the New South Wales Environmental Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Application: **D/2024/2018**. Police **object** to the submitted Development Application – McDonalds Restaurant at 153A Redfern Street, Redfern NSW 2016 due to the following concerns. Police believe that if application be granted patrons migrating to or from other late-night premises on foot will, more likely than not, move through the neighboring streets of Redfern, causing a range of disturbances beyond the ability of premises staff to monitor or respond to. Patrons leaving the premises during late hours are likely to engage in a range of behaviour, which need not rise to a level of criminality yet will adversely affect the neighbourhood including talking amongst themselves, yelling, screaming, and arguing.

Police are concerned with the proposed trading hours will only provide a further strain on an already identified hotspot for crime within South Sydney PAC, thereby potentially increasing the amount of violence seen in the area on any given night. Within the past twelve months, there have been twenty-eight (28) reported assaults (Non -Domestic Violence) in Redfern. These assaults occurred with no pattern of the week, however, did occur after 3pm. Secondly, Malicious Damage was a large issue, contributing to twenty (20) incidents around the intersection of Redfern Street and Regent Street, Redfern.

It may be helpful to note that the proximity of Redfern Train Station makes McDonalds more accessible for criminal behaviour and draws people from neighboring PACS into the area as it is – the addition to a social place such as McDonalds (where Youth tend to meet up / use of free Wi-Fi and cheap dining services) is projected to increase crime in the area.

2.1 Current Environment

The site is in the suburb of Redfern, at 153A Redfern Street, with frontages to Redfern Street, Cope Street, and Regent Street. It is situated within City of Sydney local government area (LGA). The site is currently occupied. At the Western end of the site, sits Redfern Train Station, one of the largest and busiest train stations in Sydney, the Redfern Police Station, late night licensed premises, The Regent Hotel, and a Woolworths Metro. While the Eastern end of the site has numerous late night licensed premises including Redfern & Co, The Noble Hops, Tudor Hall Hotel, and the Woolpack Hotel. Additionally, the site is in proximity of Redfern and Waterloo Estate. Redfern and Waterloo Estate is the biggest social housing estate in Australia. It's massive towers, terraces, and single-storey cottages sprawl over 18 hectares, housing almost 3000 people. The site location has heavy foot traffic and heavy vehicle traffic, which currently has 'No Stopping' signs posted directly outside the site on Redfern Street. Crime hotspots are in the high category for some offences as detailed further below in the crime hotspot maps.

Existing layout:

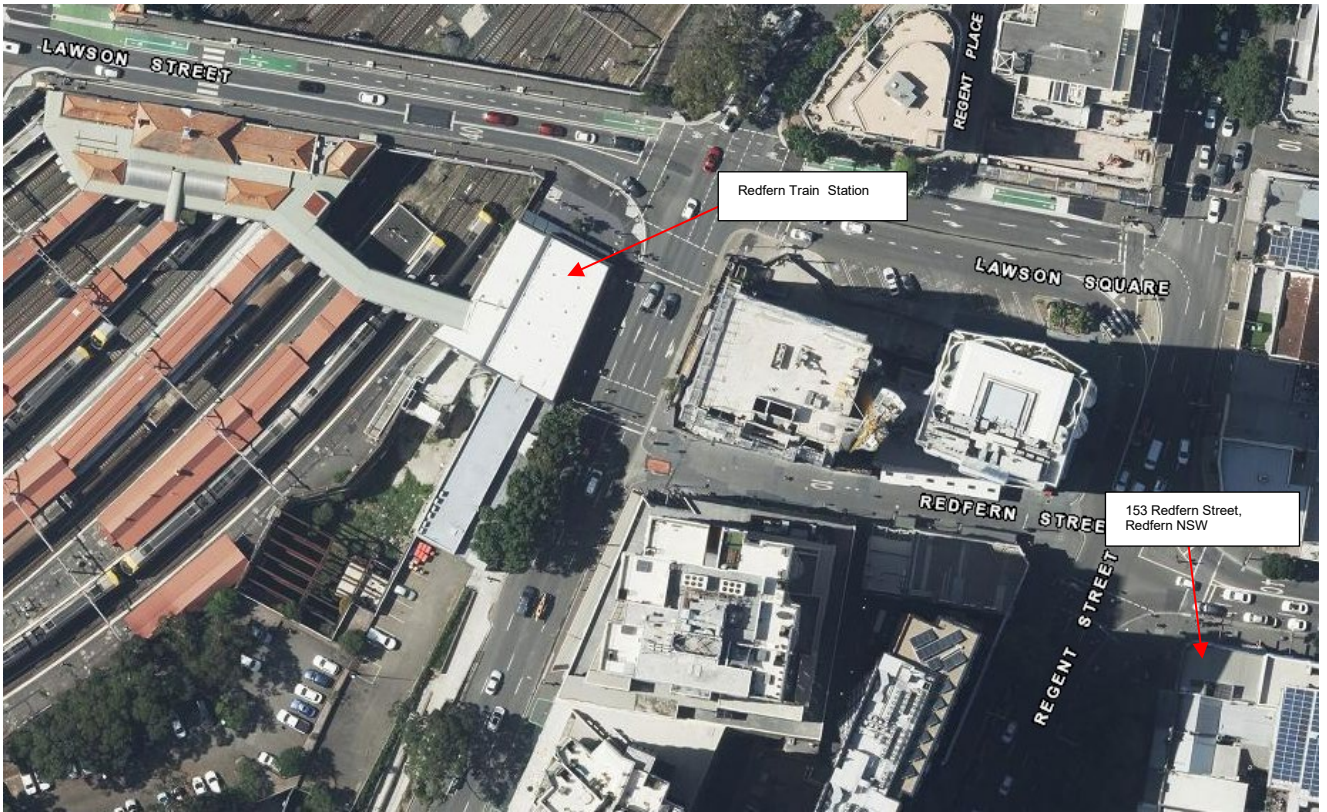


Figure 1: Satellite map of 600 – 660 Elizabeth Street, Redfern (Source: SIX Maps)

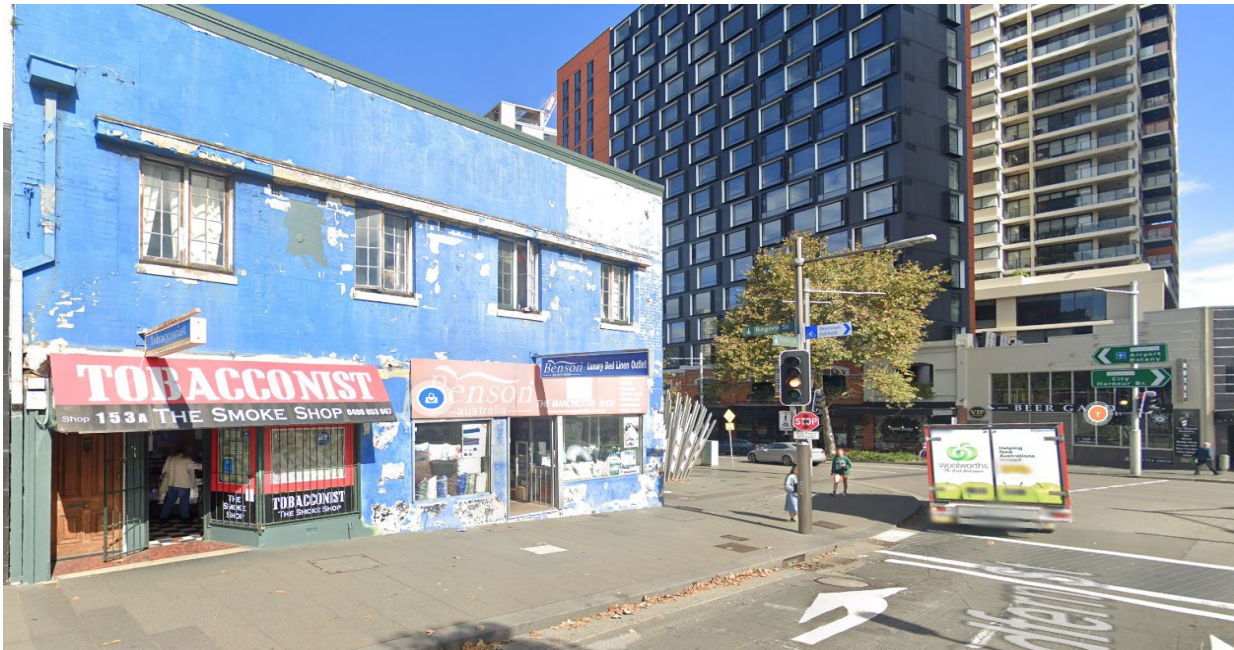


Figure 2: Street view of 153A Redfern Street, Redfern (Source: Google Maps)

2.2 Proposed Development

SLR Consulting, on behalf of McDonald's Australia have submitted a Development Application (DA) to City of Sydney Council (Council) for the demolition and the alterations and additions to the existing two-storey building to facilitate the construction and operation of a new McDonald's Restaurant. The proposed development involves food and drink to be sold 24-hour 7-day trade with the seating capacity of 12.



Figure 3: Photomontage – looking at the CNR of Redfern St, & Regent Street, Redfern. (Source: Statement of Environmental Effects as part of the DA application submission – WEBBER)



Figure 4: Photomontage – Street view of Redfern Street, Redfern. (Source: Statement of Environmental Effects as part of the DA application submission – WEBBER)

3. Crime risks and identified issues

The following crime risks associated with this development application are listed below.

3.1. Current and or trending crimes or issues that impact the area:

- Motor vehicle theft
- Steal from motor vehicle
- Robberies/steal from persons
- Malicious damage incidents
- Break and enter offences
- Assaults DV / Non DV
- Anti-social behaviour
- Noise complaints
- Alcohol related crime
- Fraud related offences
- Opportunistic crime
- Traffic incidents/issues
- Mail theft

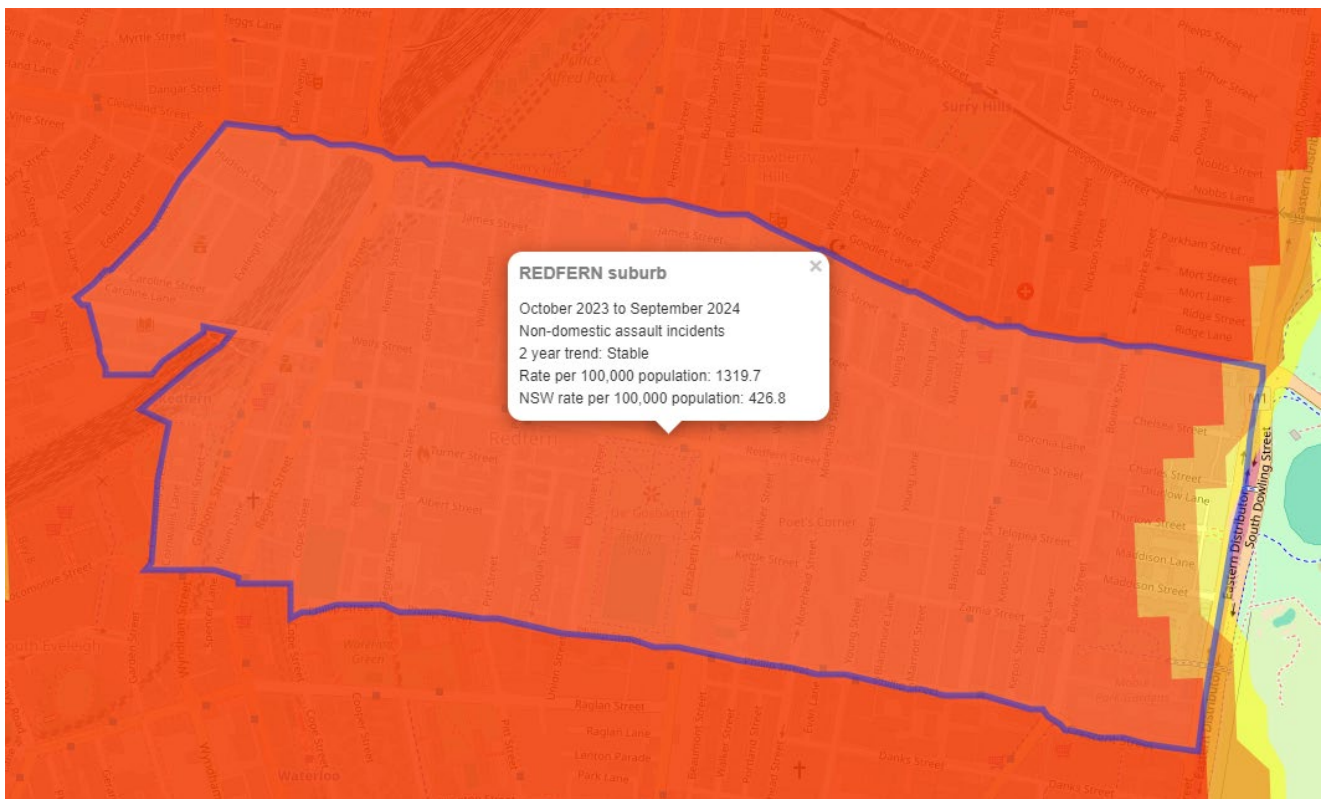


Figure 5: Crime Hotspot Map – Assault (Non – domestic assault) from October 2023 to September 2024 for the suburb of Redfern. (Source: NSW Bureau of Crime Statistics & Research)

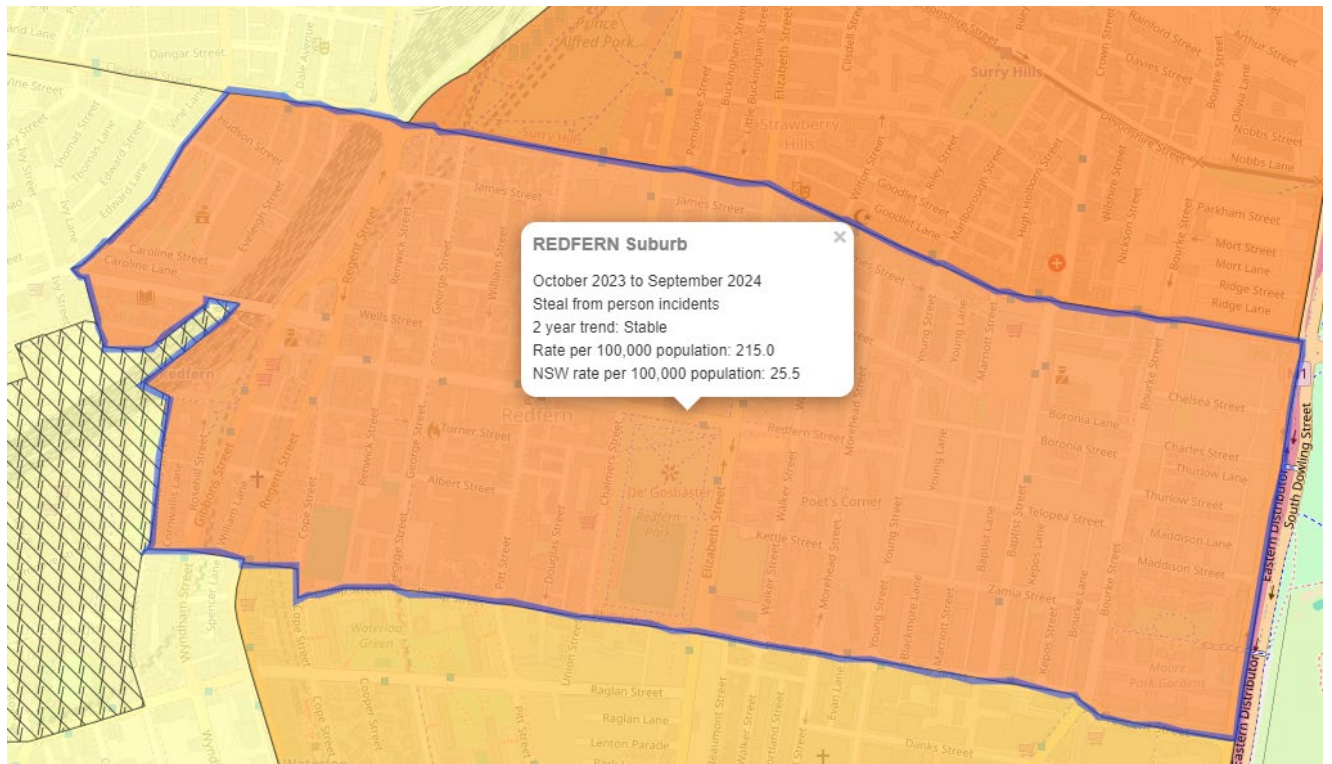


Figure 6 : Crime Hotspot Map – Steal from Person Incidents from October 2023 to September 2024 the suburb of Redfern. (Source: NSW Bureau of Crime Statistics & Research)

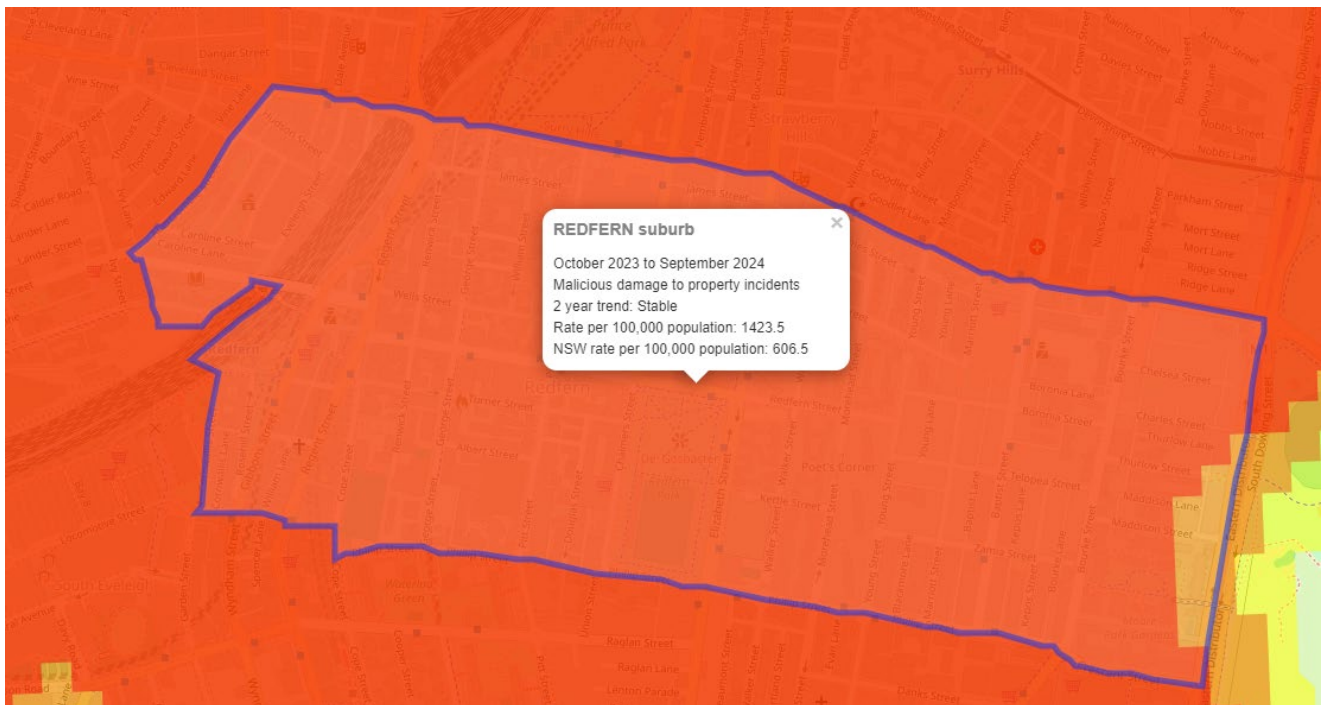


Figure 7 : Crime Hotspot Map – Malicious Damage to property incidents from October 2023 to September 2024 the suburb of Redfern. (Source: NSW Bureau of Crime Statistics & Research)

3.2. Crime risks with the current proposed development application may introduce or facilitate:

- E Bike theft
- Push Bike theft
- Robberies/steal from persons
- Break and enter offences
- Traffic issues
- Opportunistic crime
- Malicious Damage offences

3.3. Potential further issues identified:

- CCTV cameras
- Bike storage
- Noise complaints
- Parking

4. Recommendations

Due to the nature of the development, identified crime risks and issues, Police recommend the following should City of Sydney council approve this DA:

- High quality CCTV cameras to be installed and positioned strategically throughout the premises (Both internal and external). Pay particular attention to entry and exit points as well as any blind spots. Common areas should have sufficient CCTV as well as any stair wells and lifts.
- Each level of the premises should have CCTV covering it sufficiently.
- CCTV to cover any bicycle, or car parking spaces.
- CCTV is to cover the footpath on Redfern Street, Cope Street, and Regent Street, Redfern.
- CCTV to cover internally of the restaurant particularly the service counter, seating area, entry/exit point, points of self service, and inside the lift.
- Lighting should be installed/upgraded and positioned strategically throughout the premises particularly on Redfern Street, Cope Street, and Regent Street. Lighting should create visibility at night. Any lighting near CCTV cameras should be installed in such a way where it complements the recording ability as opposed to hindering image/video quality.
- CCTV management plan to be implemented with protocols to allow police prompt access in case of an incident.
- CCTV to be retained for no less than one month (30 days).
- CCTV hardware/equipment (Except cameras) should be kept out of sight and stored in a secure area (Locked office etc.) A code/password should be used to secure access to the CCTV system. Staff should be trained on how to use and operate the CCTV system.
- A fire emergency strategy that includes an evacuation plan, fire extinguishers and fire blankets are displayed in prominent locations.
- Commercial tenancies should not have items/office equipment positioned on any frontage to the point where it blocks a significant amount vision from inside/outside the premises. This is to ensure a high-level of passive surveillance is maintained.
- Security systems/alarms to be installed at the premises (Including duress/panic alarms).
- Consider impact resistant window and door glass. This is to make it difficult for offenders to break into/cause malicious damage.
- Make sure staff and contractors are aware of emergency evacuation procedures and evacuation assembly points. It should be emphasised that personal security is the

responsibility of the individual.

- Any Comms, electrical, meters cupboard/s etc. for the premises are to be always secured. Only staff or qualified personnel are to have access to these locations.
- Limit any potential climbing points an offender may use to try and gain access.
- Any pipes/gutters/external protrusions are to be installed as far away from balconies/windows as possible. This is to make it harder for offenders to get access to balconies/windows should they try and use these as climbing points.
- Address number to be clearly displayed at the front of the complex. This is to be visible at night and should be easily seen from the street. Any hedges and greenery need to be maintained regularly and should not block or grow over the address number.
- Mailbox area to be internal of the building and to be covered by CCTV.
- Additional landscaping items and or furniture should be fixed to the ground or be of such weight it makes it difficult to be moved by an individual.
- Signage such as 24/7 CCTV, trespassers will be prosecuted, do not leave valuables inside your car etc. to be implemented and placed strategically around the premises.
- Bicycle storage should be in a secure area with bicycle racks/strong fixed points for owners to secure their bicycles effectively. CCTV to cover.
- Conditions of entry to be displayed at the entrance to the premises.
- Conduct regular white level inspections of the entire premises. This is where building managers look for anything that is out of place or anything that poses a risk. If relevant, address the issue yourself or contact police if something serious is identified. (Suspicious packages, broken doors, and windows etc.)
- In the event of a criminal incident on the premises, there is an expectation by police that staff co-operate in any investigation. This includes prompt supply of evidence such as CCTV as well as legal statements.
- Repair and or address maintenance issues promptly, i.e faulty locks/CCTV not working etc.
- The use of graffiti resistant materials for external surfaces. Remove any graffiti as soon as possible.
- After hours emergency contact number to be displayed at the front entrance and or provided to police.
- Emergency contact numbers/addresses to be displayed in key areas for staff in any retail/office spaces.
- Take all reasonable steps to continually identify any issues and implement effective crime preventative measures.
- Blue lights to be installed in public bathrooms to discourage injecting drug use.

Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Regards,

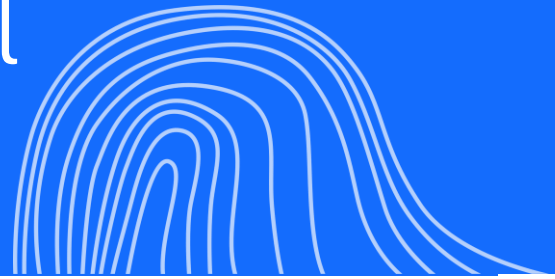


Peter LANGBEIN
Senior Constable
Crime Prevention Officer
South Sydney Police Area Command
30th January 2025

Coordinator General DA comments

January 2024

transport.nsw.gov.au



Key information

Information	Description
Reference	D/2024/1218 https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2457302
Address	153 Redfern Street, REDFERN
Description	Alterations to the existing building for use as a food and drink premises with hours of operation of 24 hours, 7 days per week. The works include a new awning and signage.
References	<ul style="list-style-type: none"> Architectural plans, Webber, December 2024 SEE, SLR, 16/12/2024

Comments:

1. Off-site

1.1 Construction Pedestrian and Traffic Management Plan

Comments

Construction vehicle movements need to be managed to mitigate transport network issues and to coordinate with other nearby developments which could create significant cumulative effects.

Guidance

The standard CPTMP requirements are, but not limited to, the following:

Site information and building construction plan

- A description of the development
- Construction program and construction methodology
- Proposed construction hours

- A detailed plan of any proposed hoarding and/or scaffolding
- Details of crane arrangements including location of any crane(s)
- Location(s) where it is proposed to park construction vehicle
- Location of any proposed work zone(s)

Access and movement:

Identify

- Pedestrian and traffic management measures
- Haulage routes
- Predicted number of construction vehicle movements and detail of vehicle types

Impacts

- Identify any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works.
- Cumulative construction impacts of projects. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities is managed to minimise impacts on the surrounding road network.

Mitigation measures

- Measures to minimise movement delays. i.e., Vehicle movements are to be minimised during peak network demand periods;
- Details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;
- Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP
- Measures to avoid construction worker vehicle movements.

Ongoing activities

Monitoring

- Details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site.

Consultation

- Consultation strategy for liaison with surrounding stakeholders, including other developments under construction.
- Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Customer Journey Planning (formerly Sydney Coordination Office) within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.

2. On-site

2.1 Bicycle parking and end of trip facilities

Proposal

No bicycle parking facilities have been identified from review of the architectural plans.

Comments

- Bicycle parking and end of trip facilities for pedestrian and bicycle riders in accordance with Council/ Authority development control plans, standards and guideline documents;
- Bicycle facilities are to be located in a secure, convenient, accessible (step free) areas close to the main entries incorporating adequate lighting and passive surveillance and in accordance with Austroads guidelines;
- Consideration be given for the connectivity, safety and accessibility for bicycle riders to existing bicycle networks; and
- Wayfinding strategies and travel access guides be developed to assist with increasing the mode share of cycling.

2.2 Delivery and servicing

Proposal

No off-street loading zones are proposed for the development. The proposed development represents a notable increase in the requirement of deliveries and waste generation.

Comment

All new developments should be self-sufficient and cater for all loading and servicing off-street. Any developer that relies on on-street parking restrictions for land use operations exposes their operations to risks from evolving use of public space.

Transport for NSW makes no commitment that any loading zone on state roads will be maintained in perpetuity. The existing timed loading zone on Regent Street at the end of the bus zone would need to be removed in the event of an increase in bus services.

Transport for NSW requests the proponent prepare a Delivery and Servicing Plan.

Further guidance on site delivery and servicing should be sought from ([delivery-and-servicing-plan-guidance.pdf](#) (nsw.gov.au)).

The proponent should also undertake loading zone utilisation surveys of loading zones that are intended to be used to service the site.

The TfNSW Urban Freight Forecast tool provides guidance to developers on how many loading zones are required for a development based on the proposed land use.

Access to the tool can be requested at: <https://www.mysydney.nsw.gov.au/lastmilefreight#UFFM>



From: Michael Simitsis
Sent on: Thursday, January 16, 2025 9:20:50 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 lodge my objection to the proposed Development Application D/2024/1218 for a 24/7 McDonald's outlet to operate on Redfern Street. As a local resident and member of the community, I am extremely concerned about the potential impacts of this development on the character, amenity, and safety of the area.

1. Increased Noise and Disturbance

Redfern Street is a mixed-use area with a significant number of residential properties. A 24/7 McDonald's is likely to attract high volumes of patrons at all hours, leading to increased noise levels, particularly during late-night and early-morning hours. This would disrupt the area.

2. Impact on Local Businesses

Redfern Street is home to a variety of small, independent businesses that contribute to the area's unique character and appeal. A multinational chain like McDonald's operating 24/7 would undermine these businesses by drawing away customers, thereby threatening their viability when they are already dealing with economic pressures.

3. Impact on character of the area

Redfern street has a unique character and feel, placing a multinational chain in such a prominent position undermines and damages this feel and is not in keeping with the rest of the businesses on the street. There are already a number of other McDonald's outlets within a 15 minute radius of the proposed location (both walking and driving).

4. Public Safety and Anti-Social Behavior

Experience in other locations shows that 24/7 fast-food outlets can become hotspots for anti-social behavior, including loitering, littering, and disturbances. This would place additional strain on local law enforcement who are already challenged and compromise the safety and wellbeing of the community.

5. Environmental Concerns

McDonald's outlets are known for generating significant amounts of waste, much of which ends up as litter in surrounding areas. Despite efforts to mitigate waste, this would likely detract from the cleanliness and visual appeal of Redfern Street and its vicinity.

In light of these concerns, I urge the City of Sydney to carefully consider the adverse effects this development would have on the local community and reject the application for a 24/7 McDonald's in this location.

Thank you for taking my objection into account. I would appreciate being kept informed of any updates regarding this matter.

Kind Regards,

Michael Simitsis

1807/7-9 Gibbons St
Redfern 2016

From: Johnathan Mcmenamin

Sent on: Friday, January 17, 2025 1:19:28 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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,

Thank you for your attention.

I would like to strongly object to this application. I have several concerns with this project in this location.

- I have concerns about waste management in the area, the area which is improving from this perspective could experience a significant backward step if people don't dispose of their waste properly after a night out down Redfern street.
- the location right next to the crossing also could generate significant traffic issues, where there are already issues.
- the project does not align with the community atmosphere and direction of other retailers and existing and new hospitality.
- finally from a societal perspective, we already have many boutique fast food restaurants in the area which service the community very well. We don't need additional fast food restaurants in the area.

Many thanks,
Johnathan

Sent from my iPhone

From: Dana Newman

Sent on: Thursday, January 16, 2025 10:26:21 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

I'm submitting my feedback on the DA to build a 24/7 McDonald's on Regent Street, Redfern.

If this site goes ahead it would be a negative addition to the area, increasing late night loitering, noise and crime – an issue that is already a problem in the area. There is insufficient parking and a lot of foot traffic in an already dense and unclean thoroughfare.

This would also detract from the local food businesses in the area – both from a quality and trade perspective. Redfern has a strong community feel and supports sole traders and family businesses, McDonald's is not in line with these values.

The increased rubbish and littering would also be of concern. Domino's which is located on Redfern street has created a constant flow of littered pizza boxes all over the street, people smoking non stop out the front and drug addicts loitering at all hours.

Please reconsider this application.

Regards,
Dana

From: Alexander Payne

Sent on: Thursday, January 16, 2025 9:40:13 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Mr Girvan,

I support this project with the view that they should be made to beautify the outdoor part on the footpath with plants or something and change that awful metal statue outside. Garbage is the main problem so there needs to be ample garbage bins within premises. Nothing visible on the street.

Regards,
Alex

From: Kel Henri

Sent on: Thursday, January 16, 2025 9:11:52 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 opposition for the development of this site as proposed.

I live at 102/251 chalmers st redfern 2016.

Kelly Henri

Get [Outlook for Android](#)

From: James Boyer

Sent on: Thursday, January 16, 2025 8:22:05 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 a long term resident of Redfern. Having lived there for over 8 years. I'm opposed to this development for the following reasons and hope that the council reject this application for the betterment of the city.

ChatGPT

Memory Full

You said:

They want to put a McDonald's in Redfern. Give me reasons to write to council in opposition.

ChatGPT said:

ChatGPT

Here are some potential reasons to oppose the establishment of a McDonald's in Redfern that you could include in a letter to the council:

1. Impact on Local Businesses

Redfern is known for its unique, locally-owned cafes and restaurants, which contribute to the community's character. A McDonald's could draw customers away from these small businesses, jeopardizing their survival.

2. Cultural and Social Impacts

Redfern has a rich cultural and Indigenous history. The introduction of a multinational fast-food chain may undermine the area's cultural identity and community-oriented ethos.

3. Health Concerns

Fast food contributes to poor dietary habits and rising obesity rates. The placement of a McDonald's could encourage unhealthy eating behaviors, especially among young people in the area.

4. Environmental Concerns

McDonald's generates significant waste, including plastic and packaging, which could increase littering and strain local waste management systems. This is particularly concerning in a densely populated area.

5. Traffic and Noise

The addition of a McDonald's would likely increase traffic, both pedestrian and vehicular, leading to congestion and safety concerns. Noise levels could also rise due to extended operating hours and drive-through services.

6. Youth Loitering

McDonald's often becomes a gathering spot for young people, which might lead to increased loitering and potentially antisocial behavior in the vicinity.

7. Economic Leakage

A multinational corporation like McDonald's funnels profits out of the local community, reducing the economic benefits of local spending.

8. Alternative Development Opportunities

Redfern is undergoing significant revitalization. There may be better uses for the space, such as community-focused projects, housing, or facilities that align with the area's values and needs.

9. Community Sentiment

Many Redfern residents value its unique community atmosphere and may view a McDonald's as a step towards over-commercialization and gentrification, which risks alienating long-term residents.

Regards

James Boyer

From: Marcus D. Schneider

Sent on: Friday, January 17, 2025 12:04:14 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 voice my opposition to this proposal.
Marcus

From: Andrew Browne

Sent on: Friday, January 17, 2025 7:12:27 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 oppose this development application for a McDonald's to be opened at this sensitive location. Precisely the business the Redfern community does not need. Ever. Why even consider this application from McDonalds, the lowest of low fast food outlets? And this one, sited bang in the centre of Redferns food and bar strip? A 24/7 conveyor belt of junk products disguised as food, degrading the emerging nightlife of the thriving cultural strip that surrounds it? Seriously? The arches will provide little more than an increase in street litter and a focal point for every late night desperado, wanton and wasted. This locale on the Redfern / Regent St corner is surrounded by budding, small, funky, unique cafes, bars, and restaurants. This zone is the beating heart of Redferns fledgling cultural hub, the last thing required is a behemoth of overlit, cynical American tastelessness operating all hours. Will McDonalds get a look in at South Eveleigh? Of course not. This is a ridiculous proposal, a sure fire recipe to cripple the suburbs emerging identity and spirit.

On behalf of all the operators of small businesses and enterprises and Redfern, working hard to create a unique culture and environment, a thriving nightlife and sense of community for all Sydneysiders and out of towners to share, I oppose this development application.

Yours sincerely,
Andrew Browne

Andrew Browne



From: Alicia Parker
Sent on: Thursday, January 16, 2025 8:39:13 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Council,

I write to formally object to the proposed development of a 24-hour McDonald's at 153 Redfern St, as outlined in DA No. 2457302. My concerns are based on the following points, which I urge the Council to consider in rejecting this application:

1. Incompatibility with Local Context and Planning Principles

The proposed 24-hour McDonald's is not aligned with the established character, culture, or environment of Redfern, as defined by the principles in the Sydney Development Control Plan (DCP) 2012. Specifically:

- Principles (a), (b), and (c) emphasize the importance of retaining and complementing heritage and character while ensuring that new developments enliven the streetscape. A McDonald's operating 24/7 contradicts this by introducing a corporate, non-local business model that undermines the vibrant small-business culture of the area.
- Principle (h) encourages active ground-floor uses that align with the local context. While food and retail businesses are welcome, this proposal's hours of operation, branding, and model do not reflect the existing small-business-oriented, community-focused environment.

2. Unnecessary 24/7 Operation and Disturbance to Residents

No other food, retail, or hospitality businesses in the area operate 24/7, and this is not a needed or appropriate addition. Late-night operations will:

-

Disturb nearby residences through increased noise, odours, and pedestrian activity during late hours.

- Generate ongoing, adverse impacts on the amenity and quality of life for local residents.
- Encourage late-night traffic and gatherings that disrupt the peace and safety of the area.

The Council should ensure this venue adheres to the hours of operation expected of local businesses, such as nearby pubs, which often close no later than midnight, and as per current local centre hours late night extended hours trading is permitted until 2am. No exemptions for McDonalds should be provided.

3. Adverse Impact on Local Businesses

The introduction of a McDonald's undermines the viability of nearby small businesses that contribute to the unique identity of Redfern. For example:

- Mr. Charlie's, located next door, offers fast food aligned with the local culture. The presence of a multinational chain will draw customers away, threatening local economic diversity.
- The proposal contradicts Principle (i), which encourages diverse uses above ground floors and complementary ground-floor uses that support rather than compete unfairly with local enterprises.

4. Odour and Environmental Impacts

The odour and smells generated by McDonald's operations, especially 24/7, are not welcoming or appropriate for this area. This is likely to:

- Have a detrimental impact on nearby residences and outdoor public spaces.
- Erode the character and streetscape amenity outlined in DCP Principles (a) and (b).

5. Increased Traffic and Pedestrian Activity

A 24-hour McDonald's will increase vehicular and pedestrian activity, particularly late at night, leading to:

- Noise disturbances for local residents.
- Traffic congestion and potential safety concerns, particularly on Redfern Street.
- Adverse impacts on the quiet residential streets adjacent to the proposed site.

6. Signage and Variations to Planning Controls

The Council should reject any proposed variations to the DCP 2012 and planning controls for signage. Such variations are not minor, as claimed in the applicant's Statement of Environmental Effects, and would significantly detract from the heritage streetscape. Oversized or illuminated signage would further undermine the visual harmony of the area.

7. Request for Rejection of Variations

The proposed variations to planning controls, including hours of operation and signage, should be firmly rejected. These variations are not minor and are contrary to the outcomes expressed in the character statement and supporting principles of the DCP 2012. Extended trading hours will have a detrimental impact on residents and is not aligned to the current local centre later hours, per the current CoS website.

Summary

I urge the Council to consider the overwhelming adverse impacts of this proposal on the area and its residents. The application is inconsistent with the principles outlined in the DCP 2012 and fails to respect the character, culture, and amenity of Redfern. I strongly recommend that the Council refuse this application in its current form.

Thank you for considering this objection. I trust the Council will prioritise the needs and concerns of the local community in this matter.

Kind regards,
Alicia Parker
Darlington resident

From: Barbi Fraser

Sent on: Friday, January 17, 2025 8:06:27 AM

To: DASubmissions

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Peter Jones

Sent: Thursday, 16 January 2025 9:29 PM

To: DASubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 am writing to formally object to the Development Application (DA) for the proposed McDonald's at 153 Redfern Street Redfern. As a concerned member of the community, I believe this development would have several negative impacts on the local area, and I respectfully request that the application be reconsidered or rejected.

My objections are as follows:

1. **Traffic and Congestion:** The proposed site is already experiencing significant traffic congestion, and adding a high-volume fast-food establishment such as McDonald's would exacerbate these issues.
2. **Environmental Concerns:** The proposed development could lead to increased waste and pollution, negatively affecting local environmental conditions.
3. **Incompatible with the Character of the Area:** This development would not be in keeping with the character of the neighbourhood. A fast-food outlet will disrupt the aesthetic and social fabric of the area, detracting from its appeal and quality of life for current residents.
4. **Health and Wellbeing:** With the growing concern over public health, adding another fast-food outlet may further contribute to unhealthy eating habits. The Redfern community is already unfairly affected by health issues, and this does not promote community health. I believe the community would be better served by developments that promote healthy lifestyles and community well-being. There is already a McDonnalds just blocks away.
5. **Noise and Operational Hours:** The extended hours, which could lead to noise disturbances in the surrounding residential areas, particularly during late-night and early-morning hours.

I urge you to carefully consider the long-term impacts of this proposal on our community and to reject the DA for this development.

Thank you for your attention to this matter. I trust that you will take the views of local residents into account as you assess this application.

Kind regards,

Peter Jones

87 William Street Redfern

Sent from my iPhone

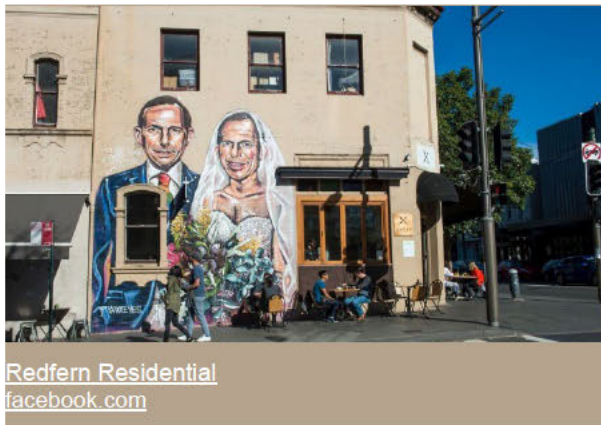
From: David Higgins
Sent: Thursday, 16 January 2025 8:53 PM
To: Clover Moore
Subject: McDonald's in Redfern - residents are upset

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.

Clover can you help block McDonald's in Redfern?

Most local residents are aghast.

Meares a link to a discussion in the Redfern Facebook group.



From: Theresa Winters

Sent on: Friday, January 17, 2025 10:12:36 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 of Redfern, I am 100% opposed to a McDonald's on Redfern Street.

Redfern has an amazing, unique history and heritage. There are myriad reasons why a McDonald's would be detrimental to the area:

- it will destroy the feel of Redfern St, which has independent shops patronised by locals
- the vulnerable populations who call Redfern home are in need of other services, not overpriced, non-nutritious fast food
- allowing a McDonald's will attract other chain stores, so soon Redfern St will feel like any other place in Australia, without the wonderful feel it currently has

There are already multiple McDonald's within walking distance. Plus Huxtaburger (an Australian burger chain) is literally across the road.

There is ZERO need for a McDonald's coming in and ruining Redfern. I urge Council to deny this application as quickly as possible, and work on other solutions to help Redfern thrive.

Cheers,
Theresa Winters
Chalmers Street, Redfern
Sent from my iPhone

From: Russell Stone

Sent on: Friday, January 17, 2025 10:38:15 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Thanks for putting Maccas into Redfern St. Despite the expected negative views on multinationals they provide a great product and service for millions who love it, want it and need it. Stop the high and mighty trying to tell real people what we should be able to choose to eat. Thanks

From: Ochre Redfern
Sent on: Friday, January 17, 2025 10:35:40 AM

To: dasubmissions
Subject: NO TO MAC DONALDS

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.

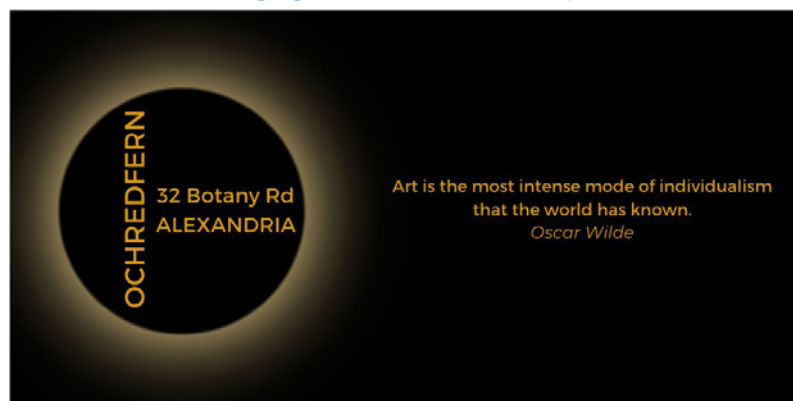
We do not want a MD's in Redfern!

We want small businesses - local shops and small run businesses - NO FRANCHIOSE AND DEFINITELY NO MACDONALS

--

Curator and Gallery Director

OCHREDFERN



[REDACTED] 32 Botany Road - Alexandria NSW 2015
[REDACTED] ABN:87 963 647 944
Follow us on [INSTAGRAM](#) Follow us on [FACEBOOK](#)
Website: ochredfern.com.au

Ochredfern wishes to acknowledge the Gadigal people's of the Eora Nation, the traditional owners on whose unceded lands, waters and skies we meet and share. We pay our respects to the Gadigal Elders, past, present and emerging, and celebrate the diversity, inclusivity and creativity of all Aboriginal and Torres Strait Islander Peoples

From: David Higgins
Sent on: Friday, January 17, 2025 11:41:29 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew, as you might expect a lot of local residents are upset about the McDonalds plan for Redfern.

You can see some comments here in this Facebook group.

I will send a formal submission later.

Thank you
David



From: Jonathan Levy
Sent on: Friday, January 17, 2025 12:29:51 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I'm submitting my feedback on the DA to build a 24/7 McDonald's on Regent Street, Redfern.

If this site goes ahead it would be a negative addition to the area, increasing late night loitering, noise and crime – an issue that is already a problem in the area. There is insufficient parking and a lot of foot traffic in an already dense and unclean thoroughfare.

This would also detract from the local food businesses in the area – both from a quality and trade perspective. Redfern has a strong community feel and supports sole traders and family businesses, McDonald's is not in line with these values.

The increased rubbish and littering would also be of concern. Domino's which is located on Redfern street has created a constant flow of littered pizza boxes all over the street, people smoking non stop out the front and drug addicts loitering at all hours.

Please reconsider this application.

Kind regards,

Jonathan

From: Joshua Quirk
Sent on: Friday, January 17, 2025 11:49:49 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 the application

It will bring foot traffic to surrounding business.

It will give the drunks pouring out of the bars late at night an option to soak up some of the booze before walking through the streets yelling and carrying on, and the existing business isn't utilised.

Please approve this submission

Thanks

Josh Quirk

From: Alex Ozdowski

Sent on: Friday, January 17, 2025 12:34:19 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 application. I think this will add more economic value and safety to the area as it will build foot traffic which will also support other businesses in the area.

Thanks,

Alex Ozdowski

From: Amber Read
Sent on: Friday, January 17, 2025 12:24:00 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Good afternoon

I am a nearby resident of Redfern and i strongly oppose this development application.

Having a large McDonald's restaurant would fundamentally change the character and heritage of our community. Redfern township area has strong local businesses with unique local character and vibrancy. If customers would like to go to McDonald's there are ones very nearby on the corner of mcevoy St and also in Broadway.

The area is a place for local community members, families and visitors to walk and spend time. If a large 24/7 McDonald's restaurant is opened it would negatively impact the character, heritage, vibrancy and community spirit of the area.

Traffic would also increase and this would negatively impact the area. Many residents of apartments do not have parking permits and street parking is minimal. A restaurant like this would bring lots more traffic to the area and would reduce the ability for other visitors and residents to use the footpath and parking spaces that are already very limited.

I am also concerned about litter and rubbish in the area, fast food wrappers contribute significantly to street rubbish and it would negatively impact our environment and community.

My home is very close to this building and I'm concerned about impact of the 24/7 lighting and noise on my home and my peace and enjoyment of my community, building and home. Noise from both the venue itself, the increased traffic and the increased foot traffic.

It would significantly increase the number of food delivery bicycles and scooters which impact pedestrian safety and increase traffic impacts.

I am very happy to provide further feedback.

Kind regards
Amber

From: Djamel Chaalal

Sent on: Friday, January 17, 2025 12:55:10 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 d like to vote against this project

redfern does not need a 24/7 food venue but quality businesses

thanks

Djamel Chaalal

From: Tom Hill

Sent on: Friday, January 17, 2025 1:44:45 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 considering my objection to this 24-hour McDonalds location.

As a long-term resident of 47/52-60 Renwick Street Redfern, I have a strong objection to the introduction of any 24 hours trading in our local area.

Furthermore, with another large McDonalds restaurant locally, it feels like oversupply.

The local character of dining on Redfern and Regent Streets and in fact throughout Redfern is bespoke and artisan, and I and fellow residents feel that large brand fast food is at odds with this local character.

It's my understanding that Sydney City Council is focussed on developing a unique, desirable, artisan and engaging neighbourhood and so far, our community in Redfern has successfully maintained the unique character that small scale, independent, artisan providers have created.

As the Chairman of our strata plan (SP75756), I can attest to the fact that our residents are horrified to think that a 24-hour operating fast food giant such as McDonalds could potentially be coming to this location.

I request that serious consideration be given to the suitability of this Development in keeping the charming, bespoke, artisan character of Redfern and how it may put this at risk.

Thomas Hill
[REDACTED]

Thomas Hill
Chief Executive Officer



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From: Rodney Jenkins

Sent on: Friday, January 17, 2025 2:02:43 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 submissions,

I was concerned to hear about the proposed McDonalds in Redfern.

This development is inappropriate for the area which is tidying up its act and establishing its local village feel. There are many local cafes operating already and attracting various social groups and encouraging community interaction. A fast food outlet, basically selling junk food is out of character with the direction locals are heading in and what they want for the area.

Apart from the 24hr licence which is unnecessary in a residential area and possibly create issues, there are already 2 McDonalds outlets in

the local area. I can't help but think there will be other associated issues occurring.... Litter, garbage collection, delivery trucks, visual pollution on a character corner etc.

I hope the council will consider the character of the area and reject this proposal as unnecessary and unwanted.

Sincerely

Rodney Jenkins

Local resident.

Sent from my iPad

From: [REDACTED]
Sent on: Friday, January 17, 2025 12:01:31 PM
To: Council
Subject: Attention: Matthew Girvan RE: Feedback on D/2024/1218

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 Mr Girvan,

We are writing as local residents to object to the application by SLR Consulting to alter the existing building at 153 Redfern Street REDFERN NSW 2016 (D/2024/1218) for use as a McDonalds fast food operation and we particularly object to the proposed hours of operation - 24 hours, 7 days per week.

We are concerned that the waste and litter generated by take away sold from this fast-food business will have a detrimental effect on the local environment. We are concerned that take away food containers sold to patrons will not be disposed of in street bins but that containers and rubbish will either be left lying around on the street or be thrown into front yards of residences. This currently occurs with take away food sold from the take away food outlets on Redfern Street. The front fence of our residential building is regularly used as a place to sit and eat take away food and the leftover food and packaging are thrown into our garden. We are constantly having to clean the gardens. It is not fair that as residents we have to pay for cleaning up the food and packaging waste generated by local businesses. We are very concerned that this will get much worse if this proposal is approved.

However, our main concern, should this application be approved, is the proposed trading hours. Our residence on Redfern Street consists of 40 residential apartments. Redfern Street and the surrounding streets are all high residential areas. We are concerned that 24 hour trading, if approved, will create excessive noise from customers walking along Redfern Street after midnight and in the early hours of the morning. This will detrimentally affect residents' ability to sleep. Chronic sleep deprivation will in turn negatively impact our health and well-being and that of the local community.

The current closing time for the majority of licensed premises and food outlets on Redfern Street is 12am. This already results in an enormous amount of noise on the street at closing time making it extremely difficult for us to get to sleep and we are then regularly woken up by loud voices and shouting on the street after midnight. Approving 24 hours/7 days trading hours for McDonalds would mean that there would not be any time during the day or night without excessive noise on the street. This is unacceptable for us as residents.

Thank you for noting our strong objection to this proposal and particularly our objections to allowing any trading after midnight on Redfern Street.

[REDACTED]

[REDACTED]

[REDACTED]

From: Wendy Bleney

Sent on: Friday, January 17, 2025 5:12:53 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Thankyou for the opportunity to feedback.

I do not support this application for a 24 hour fast food joint to be developed in Redfern Street. The proposal is not in keeping with the rich culture of Redfern where Aboriginal people are central to the community, small local businesses are the key to the economy and the traditional nature of the town is the factor that brings people in to eat and drink and meet.

Fast food American culture has no place in Redfern

Thankyou for considering my opinion

Wendy

Sent from my iPhone

From: lisa anthony

Sent on: Saturday, January 18, 2025 1:19:48 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 have lived in Redfern for 20 + years and have seen the high street change and grow. The addition of McDonalds will not enhance the area. In fact it is detrimental to amenities. It will impact the growing variety of smaller food venues that are attempting to recover following the impact of the pandemic. Additionally the health impact of ultra processed junk food, and it will have an impact because of price and availability, is really against all the health initiatives that are round - medical centres, Indigenous Health, gyms, park, pool and so on.

All the wellbeing side of things have been supported by Council and this works against it.

Additionally being so close to the Jarjum School will just encourage the students to access ultra processed junk foods. While other cultures legislate against this stuff, we seem to be encouraging it.

I expect it's a done deal but anyway, please do not allow this to go ahead. At least move it off the street - maybe inside a mall.

Thanks

Lisa Anthony
8 Stirling Street Redfern 2016

From: Kirra Loh

Sent on: Saturday, January 18, 2025 11:51:18 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 writing to object to the development proposal for a 24-hour McDonalds in Redfern.

While I'm only a renter in Redfern, I foresee staying in the suburb longer term due to its amenities, local businesses (eg Redfern Convenience and La Coppola), proximity to the city and down to earth vibe. What makes Redfern unique is the juxtaposition between super wealthy and those of a lower socioeconomic status. I understand gentrification will one day drive this community out, but at the moment there is a lot of activity from this disadvantaged group.

This includes:

- Loitering and socialising on the streets
- Littering
- Congregating in groups at places such as Dominoes Pizza

Even walking to the gym at 545am, there is a hive of undesirable activity from people high on drugs, young kids riding bikes etc.

Opening a McDonalds would just create another 24-hour place to congregate for these people. Similarly, I fear for the security of the young staff typically working at McDonalds. I foresee it creating an undesirable and littered vicinity like Kings Cross McDonalds.

While I appreciate McDonalds would likely not detract from many local businesses (given the target markets vary), bringing international conglomerates to Redfern ruins the suburbs charm and pump greasy scents into the air. Students and other fast food customer segments still have other places to dine such as the kebab shop, fish and chips or KFC/McDonalds/Taco Bell all already within in walking distance at Central, Broadway etc.

Please let me know if you require additional information.

Thanks,
Kirra Loh

Sent from my iPhone

From: Stephanie Grant

Sent on: Saturday, January 18, 2025 11:59:19 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 have serious concerns about the planned development of a McDonalds on Redfern street.

I find it irresponsible to put such an unhealthy yet cheap food option under the noses of some of Sydney's most vulnerable populations - particularly Indigenous Australians. If you want to support affordable food options, find an alternative way to do this that provides healthier options that aren't going to add to existing health issues in the community like diabetes, heart disease and obesity.

It will also negatively impact the atmosphere of the suburb - mass market junk food belongs in shopping centre food courts, not community streets. The 24/7 hours will create noise and waste management issues.

We should be supporting small businesses and cafes instead. This potential development will put additional pressure on small businesses already struggling to remain competitive.

What is the best way for Redfern locals to amalgamate and quantify our opposition to this development? A petition?

Thank you,
Stephanie Grant

From: Remi Saget

Sent on: Friday, January 17, 2025 5:50:45 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I do not think the installation of a 24/7 McDonald's is appropriate for this corner of Redfern. Redfern Street and surroundings are mostly filled with locally owned businesses, offering some of the best hospitality services in Sydney. The restaurant next door MrCharlies that is serving vegan versions of McDonald's meals will not survive. It is a social enterprise with a whole Aboriginal staff. How can this submission not be more against the spirit of Redfern?

Furthermore, McDonald's are known to attract legions of late night customers that will increase noise level on Regent Street and Redfern Street.

Delivery bikes with their annoying sounds each time to lock will also be a plague for surrounding apartment buildings. Bike deliveries will occur every day, every hour of the day or the night.

Adding to the constant bipping noises, delivery bikes or communal e-bikes will litter a busy intersection. It will be unpleasant for pedestrians and unsafe. Regent Street has heavy traffic. Less room will be available for pedestrians at any given time.

I please ask you to look at rejecting this application.

Thank you for your consideration.

Remi Saget

From: Peter Thomas

Sent on: Saturday, January 18, 2025 4:43:11 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Planning,

I wish to make a submission in regards to the proposed McDonalds on the corner of Regent and Redfern Street.

I was alerted to this proposal through the Facebook group Redfern Residential. It is a community of 7,000 members, and this proposal has had the most comments (mainly negative) of any post I have seen in this Facebook Group.

Overall I don't object to a McDonalds being built there. I am not a fan, and I don't think it adds to the developing interesting mix of stores, but there is a Dominos up the road and demand may be there.

My comments are as follows:

- My main concern is regarding the use of delivery bikes. The management of third party delivery services I could not see addressed in any of the documentation. This is a busy corner, and electrified delivery bikes would be a major safety issue. Does their business plan assume delivery services 24 hours from this site? How will this be managed on a busy corner with only one door to the store? I suggest that there are agreed places for bikes to park as part of the plan (top of Cope Street, for example). Or that delivery via powered bikes is not approved for this site.
- Unless the council puts in additional bins in the area, the area for their rubbish patrol covers a larger area than proposed (the entire small block). In particular, the Cope Street pocket park will no doubt be used a lot.

Thanks

Peter Thomas
19/199 George Street
Redfern 2016

--

Peter Thomas

From: Peter Shevlin
Sent on: Sunday, January 19, 2025 5:02:06 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street Redfern - Attention Matthew Girvan

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 object to the proposed development of McDonald's on Redfern Street in Redfern.

Firstly, the introduction of McDonald's in this area poses a significant threat to smaller local food businesses. These establishments contribute to the unique character and economy of Redfern, and a large chain like McDonald's could potentially undermine their viability by drawing away customers. The presence of Dominoes is enough and additional large corporate businesses may lead to the closure of beloved local eateries, which have been part of our community for years, survived covid and erode the vibrant food culture of our district.

Secondly, the proposal for a 24-hour operation will likely lead to increased rubbish on our streets. Given its high transit location, the constant flow of patrons could result in more litter and associated waste management challenges. This not only affects the cleanliness and aesthetics of our neighbourhood but also imposes an additional burden on local council resources to manage this waste effectively.

Moreover, the introduction of McDonald's is not aligned with the cultural fabric of Redfern. Our suburb boasts a rich history and a distinct cultural identity that is worth preserving. The arrival of such a global fast-food chain could dilute the cultural uniqueness that sets Redfern apart from other Sydney suburbs.

In light of these concerns, I urge the council to reconsider the approval of this development proposal. Our community's integrity, local businesses, and cultural identity should be prioritised over the interests of a multinational corporation.

Thank you for considering my objection.

Kind regards
Peter Shevlin

From: M-A Trarieux

Sent on: Friday, January 17, 2025 3:42:32 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

A few concerns that I have not seen addressed in the SEE:

- The waste management plan does not mention all the takeaway containers that will be brought to the area during the operations phase, and how this will be managed locally. Will the existing bins in the surroundings areas be sufficiency? Has an assessment been done? Was council consulted?

- Good public transport connection is listed in section 5.2 regarding traffic, access and parking. However, no quantitative study is available regarding estimated numbers of customers expected during the operation phase. Assuming to additional car traffic will be generated is not realistic. What will be the impact(s) on the surrounding area, where congestion is already problematic and parking is not easy. In addition, no details are provided on deliveries and use of the loading lane.

Further details are required before an informed decision can be made.

Regards,
Marie

Marie-Aline TRARIEUX-TEYSSIER

From: [REDACTED]

Sent on: Friday, January 17, 2025 11:57:12 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 do not publish my name or email address

Hello,

I am writing to express my Strongest objections to the proposed McDonald's development in Redfern.

This development is out of character for the area - it is an area with a growing presence of beautiful cafes, bars, unique shops, and other businesses with character. McDonald's is a dirty, trashy, low quality establishment that will decline the area and destroy the beautiful local businesses around there.

We do not want McDonald's in our local area! There are enough around, and we don't need more unhealthy food, more noise/sound/odour pollution, more rubbish, and big corporate branding in our area.

I urge the council and planning assessor's to understand that this will be a huge detriment to the area.

Thank you.

From: Cameron Hamilton
Sent on: Friday, January 17, 2025 7:09:28 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 McDonald's development application at 153 Redfern Street. I anticipate there may be a vocal minority opposing this project, which is why I feel it is important to voice my agreement. The objections I have seen on local community Facebook groups seem to reflect an elitist perspective from those looking to impose social constraints on others.

My primary reasons for supporting this development are as follows:

- It will provide local employment opportunities, especially for young people.
- The investment in this currently neglected area of Redfern Street is welcomed and has the potential to stimulate further development.
- It will enhance the diversity of food options available to the community.
- It offers 24-hour food and drink options, such as coffee, which would benefit shift workers.

Thank you for considering my submission.

Regards,

Cameron

From: Monique Ribeiro
Sent on: Friday, January 17, 2025 5:46:32 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Gavin,

I am writing to oppose the development application D/2024/1218.

The introduction of a McDonald's into this community poses significant negative impacts at both the local and cultural levels. Below, I outline several key concerns:

- Redfern is a suburb with a rich cultural heritage, deeply tied to Indigenous history and a thriving community spirit. The arrival of a McDonald's risks undermining the unique character of the area. Small, independent businesses, which reflect and support the local culture, may struggle to compete with the franchise's aggressive pricing and marketing strategies. Over time, this could lead to a homogenisation of the local economy and a loss of Redfern's distinctive identity.
- Redfern is home to a diverse range of small, locally-owned eateries, cafés, and restaurants that rely on the support of the community. The introduction of a McDonald's could divert significant customer traffic away from these establishments, threatening their viability. This is particularly concerning given that these small businesses are major contributors to local employment and reinvestment in the community. These businesses currently work together in a spirit of collaboration (as opposed to competition) and this introduction would jeopardise this.
- Fast food restaurants are known for generating significant amounts of waste, including single-use plastics, packaging, and litter. A McDonald's in Redfern could lead to an increase in street rubbish and place additional pressure on waste management services. Furthermore, the environmental footprint of such franchises, from energy consumption to supply chain logistics, contradicts the City of Sydney's sustainability goals. We see this exemplified in Kings Cross with the constant MacDonald's branded rubbish on the streets. Redfern already has issues relating to waste management, littering and illegal rubbish dumping. The introduction of a MacDonald's will only serve to increase this already inadequately managed problem. In addition to the pollution generated by huge amount of packaging, the odour pollution of these outlets is significant. The odours spread for blocks, and this would most impact the residents within a significant radius of the restaurant.
- The operating hours associated with this application are highly concerning. None of the other businesses are approved to operate 24 hours, 7 days per week. Redfern is not a late night hub, it is not a precinct with late night venues. We have cafes, restaurants and pubs, but it is not an area for late night "partying" nor are we in a CBD location - the makeup of Redfern is much more residential than it is a late night entertainment precinct. Operating such hours will fundamentally impact the local culture and negatively impact Redferns.
- We know that fast food outlets become hotspots for loitering and/or late night food stops leading to increased antisocial behaviour. Redfern has worked hard to build a sense of community safety and inclusiveness, and the addition of a McDonald's could jeopardise these efforts. That the application refers to operation 24 hours a day, seven days per week only increases concerns around this. Given the proximity of the restaurant to the residential homes, increases risks around safety and security for those residents in the vicinity.
- Noise pollution is a significant concern. As more people loiter in the area, particularly later into the night who may/may not be under the influence of drugs and/or alcohol will create significant noise pollution. This is in addition to the noise generated by the restaurant itself.

In light of the above concerns, I urge the City of Sydney Council to reject this development application. Redfern's identity, health, and community cohesion are too valuable. Instead, I encourage the council to prioritise developments that align with the values and needs of the local community, supporting sustainable, locally-owned businesses that enhance Redfern's unique character and paying tribute to the contribution of local residents. For example, the Council

could favour applications from Indigenous led businesses, social enterprises or local businesses.

Thank you for considering this objection. I trust the Council will act in the best interests of Redfern's residents. My contact details are below should you wish to discuss.

Regards,

Monique.

--

Monique Ribeiro

From: Nate

Sent on: Saturday, January 18, 2025 12:17:02 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Given the 24/7 proposed operation of the McDonalds, and the area, there should be a requirement that the McDonalds install a toilet usable by **both** staff and customers. The current arrangement appears to be staff only.

This reduces the likelihood of late night patrons finding alternative means which may be less suitable (e.g. reduces them urinating in the public domain).

--

Kind regards,

Nate Lobel

From: Martin

Sent on: Friday, January 17, 2025 7:59:33 PM

To: dasubmissions

Subject: D/2024/1218- 153 REDFERN 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 Mathew, as a long term resident (30years) of Redfern I think the above proposal is out of sync with the City of Sydney's vision of Redfern, as it's not a destination for 24/7 fast food.

I thought the City's plan was for a village not a fluorescent blight, there's already a Maccas down the road that surely provides ample opportunity to partake of a Big Mac.

There is limited parking on Redfern street meaning punters will be forced to double park or arrive on foot to buy their product and no doubt spread their wrappers all over Redfern.

cheers

Martin Pedersen

69 George St Redfern.

From: Craig Panigiris

Sent on: Saturday, January 18, 2025 2:08:09 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 this DA

I would like to lodge an objection to this DA. I believe that given the make up of residents in the area that it will have a detrimental impact on the community health, local businesses and the surrounding environment.

There are already 2 other similar businesses within walking distance.

Craig Panigiris
105/1A Great Buckingham St, Redfern, 2016
[REDACTED]

From: B Onay

Sent on: Friday, January 17, 2025 10:12:08 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I love this proposal.

I have been longing for someone to fix up that corner ever since I moved to Redfern a number of years ago.

Whilst not a regular McDonalds customer myself, I can see it being very popular, and a great sign for Redfern's economic development.

Hopefully the McDonalds will hire locals, as well as support the community through sponsoring events and organisations.

Thanks and hope it goes well.

Kind regards,

Beste Onay

From: Wim Hanse

Sent on: Saturday, January 18, 2025 10:13:23 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 submit an OBJECTION to this application on the following grounds:

- Redfern is a residential neighbourhood. It does not currently have, nor does it require, any 24/7 food and beverage operations.
In some part due to its socio economic status Redfern is already prone to anti social night time behaviour, adding a 24/7 McDonald's would only provide a focal point for congregations at all hours with the accompanying unwelcome behaviour.
As an unlicensed premises there won't be the same requirements on policing patron behaviour and security as there are for licensed premises, yet the proposal to operate 24/7 will lead to anti social behaviour and unprepared and often junior staff unable to police this.
- The proposal and McDonald's branding in general do not fit in with Redfern Street's heritage and any dilution of this heritage would negatively affect amenity, street appeal and property values.
- Redfern St and surrounds is host to a number of small privately operated eateries - these will find it hard to compete with an international fast food chain and this will lead to closures and a loss of variety and amenity; new operators will think twice before entering an area next to a 24/7 McDonalds leading to extended periods of empty properties after previous operators move out. This can lead to the death spiral of a street such as Redfern St.
- Having a cheap source of junk food available close by, and available 24/7 in an area of lower socio economic status will negatively affect the health of its residents in aggregate.

kind regards,
Wim Hanse

Sent with [Proton Mail](#) secure email.

From: [REDACTED]
Sent on: Saturday, January 18, 2025 4:05:12 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I wanted to object to the proposed development: D/2024/1218,

I have two main objectives:

The development is completely out of touch with the surrounding area, being the village of Redfern. The area is synonymous with small restaurants and bars and a business like McDonald's will take away business and also take away from the unique feel of Redfern Street.

While the application appears to look like a toned-down fit out for a McDonald's and the current site isn't open or a restaurant at the moment. A chain restaurant such as McDonald's is completely out of line with what makes Redfern special as an area.

There is a McDonald's 1km down the road at Waterloo that has ample parking and is better suited to deal with delivery drivers and traffic. Which brings me to my second objective. The application has not made any attempt to address how the sudden influx of delivery drivers will be accommodated.

With no rear access and no parking available, delivery drivers will surely have to resort to double parking a car or utilise the footpath if on a scooter or bicycle which will be unsafe for pedestrians and cause accessibility issues should there be anybody stopped or parked on the footpath.

Thank you very much for considering the above,
Kind regards,

[REDACTED]

From: Iya Ware
Sent on: Sunday, January 19, 2025 9:44:39 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 live in Redfern. I Love Redfern. We cannot have a McDonald's. It's Ridiculous, that corner is already impossible to turn from Redfern st to Regent. There is already a huge Rubbish issues surrounding the streets of Redfern and lastly it is a highly dense indigenous community where we know statistically have a greater chance of health issues and dies on average 20 years earlier. We need to close the gap.

Why would we bring something into the community that would kill us faster? We know this will feed most of the kids and low income earners. There are no healthy options, we know this. Why would we want it in our community? Why would we want a multi Billion dollar business when we have so many small businesses just trying to keep there heads up in this economy. It's just not a good idea and we are so against it.

There is a McDonald's already in Waterloo that is doing fine, I think we need to keep Redfern as humble as we can. These high rises are already out of control. Please decline their offer.

From: Pierre Even

Sent on: Saturday, January 18, 2025 3:21:21 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Planning Department,

I am writing to express my strong objection to the proposed McDonald's restaurant development in our neighborhood as outlined in Development Application [2457302].

As a resident of this Redfern community, I believe the introduction of a McDonald's restaurant will negatively impact the character and well-being of our area in several ways:

1. **Increased Traffic and Congestion** : The presence of a fast-food outlet often leads to a significant increase in vehicular traffic, particularly during peak hours. This would exacerbate existing congestion and compromise road safety, particularly for pedestrians and cyclists.
2. **Noise and Environmental Pollution** : The extended operating hours typical of McDonald's restaurants could generate considerable noise, affecting the peace and quiet of our residential area. Additionally, increased waste and litter associated with fast food establishments would strain our community's cleanliness.
3. **Impact on Local Businesses** : Introducing a large corporate chain risks undermining the vitality of our small, locally-owned businesses, which contribute to the unique character and sustainability of our neighborhood.
4. **Health and Well-being Concerns** : Fast food chains promote unhealthy dietary habits, which is particularly concerning in a community with many families and young children including mine.

Our Redfern neighborhood is proud of its community-focused atmosphere and commitment to supporting local enterprises. A McDonald's restaurant does not align with these values.

I urge the City of Sydney to consider the adverse effects this development would have on our community and to reject the application.

Thank you for considering the voices of local residents in this matter.

Pierre Even

From: Tom Hill

Sent: Friday, 17 January 2025 2:07 PM

To: Clover Moore

Cc: Zann Maxwell; Sylvie Ellsmore; Lyndon Gannon; Robert Kok; Jess Miller; Matthew Thompson; Yvonne Weldon; Mitch Wilson; Adam Worling

Subject: Strong Opposition to Proposed 24/7 McDonald's in Redfern

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.

D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

Dear Madam Mayor and Councillors,

I am writing to express my strong opposition to the proposed 24-hour, 7-day-a-week McDonald's franchise less than 100 metres from my home in Redfern. I am deeply concerned about the negative impact this development will have on the unique character of our neighbourhood and the vibrant, artisan-driven dining scene that makes Redfern such a special place to live and visit.

Redfern has long been celebrated for its charm and individuality. Small, independently run cafés, restaurants, and artisan establishments have created a rich tapestry of culture and community spirit that is rare to find in modern urban settings. The introduction of a global fast-food franchise operating around the clock would undermine this carefully nurtured local identity and risk the homogenisation of Redfern's streetscape.

The proposed McDonald's also raises significant concerns about noise, rubbish, increased traffic, and the potential for anti-social behaviour during late-night hours, all of which would negatively impact the well-being of residents. Redfern's appeal lies in its sense of community and character, which could be irreparably damaged by a development of this kind.

As a resident of Redfern, I urge the council to prioritise developments that reflect and support the values of our community, rather than those that erode them. Protecting the unique charm and artisanal focus of Redfern is essential to maintaining the neighbourhood's identity and appeal, both for residents and visitors alike.

I respectfully request that the council reconsider this proposal and work with the community to ensure that future developments align with the local vision for Redfern as a hub of creativity, diversity, and sustainable growth.

Thank you for taking the time to consider my objection. I hope you will stand with the residents of Redfern in opposing this project and safeguarding the character of our beloved neighbourhood.

Kind regards,

Thomas Hill

Long Term Resident and Strata Plan Chairperson

SP 75756

52-60 Renwick Street

Redfern nsw 2016.

From: Jeanette Warth
Sent on: Friday, January 17, 2025 6:23:15 PM

To: City of Sydney
Subject: DA D/2024/1218 153 Redfern Street, Redfern

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 lodge an objection to the proposed development application for a 24-hour, 7-day-a-week McDonald's at 153 Redfern Street, Redfern. This submission outlines the significant concerns related to the development's potential adverse impacts on the local community, environment, and urban character of Redfern.

1. Incompatibility with Local Character

Redfern is a vibrant, diverse community characterized by its unique blend of cultural, residential, and small business environments. Introducing a 24-hour fast-food outlet, particularly one as prominent as McDonald's, is inconsistent with the existing urban character and planning objectives for the area. The scale and nature of this operation are likely to disrupt the balance between residential tranquility and commercial activity.

2. Proximity to an Existing McDonald's Outlet

There is already a McDonald's located within a 15-minute walking distance of the proposed site at 183 Botany Road. This raises questions about the necessity of another outlet and whether the development would contribute to the over-commercialization of the area. The existing McDonald's adequately services the local demand, making the new development redundant and unsustainable.

3. Traffic and Parking Impacts

A 24-hour McDonald's will significantly increase vehicular traffic, particularly during late-night and early-morning hours. The proposed site's location within Redfern, a dense urban area, already experiences traffic congestion and limited parking availability. Increased traffic volumes may lead to:

- Noise disturbances affecting residents, especially during late-night hours.
- Safety risks for pedestrians and cyclists in a busy urban area.
- Overflow parking into residential streets, causing further inconvenience to local residents.

4. Noise and Anti-Social Behavior

Extended operating hours pose a serious risk of increased noise pollution and anti-social behaviour, particularly late at night. This may include:

- Noise from loud customers.
- Increased littering and loitering in surrounding streets.
- Potential for disturbances related to intoxicated patrons or groups congregating after nearby venues close.

5. Environmental Concerns

Fast-food outlets generate significant amounts of litter and waste, including single-use plastics, which can adversely impact the local environment. Despite waste management plans, litter often spills over into public spaces, parks, and residential streets. This development would exacerbate these issues in a community already working to maintain its green spaces and reduce environmental harm.

6. Public Health and Well-Being

The promotion of fast food in an area like Redfern, which has worked hard to build a sense of community and improve public health, is concerning. Encouraging unhealthy food options at a high frequency can counteract local health initiatives aimed at fostering better eating habits and well-being among residents.

Conclusion

The proposed 24-hour McDonald's development is unnecessary, given the existing nearby outlet, and poses significant risks to Redfern's community, environment, and character. I strongly urge the council to reject this application in favour of preserving the integrity of our neighbourhood and prioritizing developments that align with the community's needs and aspirations.

Thank you for considering this submission. Please feel free to contact me if you require further information or clarification.

Yours faithfully,

Jeanette Warth
146 Pitt St, Redfern

From: [REDACTED]
Sent: Sunday, 19 January 2025 1:15 PM
To: Clover Moore
Subject: RE: Proposal for a McDonalds in Redfern - D/2024/1218

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 Lord Mayor

Congratulations on your re-election as Lord Mayor and thank you for all your past efforts on behalf of the residents of the City of Sydney.

I am writing as a resident of Redfern Street, Redfern, to make you aware of my concerns, which I believe are shared by many people in the local area, about the development application to open a McDonalds fast food outlet at 153 Redfern Street REDFERN NSW (D/2024/1218).

I am particularly concerned about the proposed hours of operation - 24 hours, 7 days per week. But I am also concerned about the potential generation of additional litter on our street.

As I'm sure you're aware, Redfern Street has many residential buildings, as do the surrounding streets, including the apartment block that I live in at 134-138 Redfern Street, which consists of 40 residential apartments. I am extremely concerned that 24 hour trading, if approved for D/2024/1218, will create excessive noise from customers walking along Redfern Street after midnight and in the early hours of the morning. This will detrimentally affect my and other residents' ability to sleep. Chronic sleep deprivation will in turn negatively impact our health and well-being and our ability to function during the day.

The current closing time for the majority of licensed premises and food outlets on Redfern Street is 12am. This already results in an enormous amount of noise on the street at closing time making it extremely difficult to get to sleep and I am then regularly woken up by loud voices and shouting on the street after midnight. Approving 24 hours/7 days trading hours for McDonalds would not only mean an increase in this noise but also that there would not be any time during the night without excessive noise on Redfern Street. As a resident, this is unacceptable.

I am also very concerned about litter generated from the take away food to be sold from this business not being disposed of appropriately and ending up as rubbish either left lying around on the street or thrown into the front yards of residences. This currently occurs with take away food sold from the other take away food outlets on Redfern Street. The front fence of our residential building is regularly used as a place to sit and eat take away food and the leftover food and packaging are thrown into our garden. We are constantly having to clean the gardens. It is not fair that as residents we have to either clean the rubbish ourselves or pay for cleaning up the food and packaging waste generated by local businesses. We are very concerned that this will get much worse if this proposal is approved.

Thank you for noting my strong objection to this proposal. I look forward to your reply on this matter.

Kind regards,
[REDACTED]



From: Annabel Blay
Sent on: Monday, January 20, 2025 11:14:31 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew Girvan,

I am writing regarding D/2024/1218 - 153 Redfern Street REDFERN NSW 2016.

As a resident of Redfern for over 15 years, I strongly object to Macdonald's DA for a 24-hour restaurant at the corner of Regent and Redfern Streets (153 Redfern St) for the following reasons:

- Redfern has always had a unique character - located on the fringe of Australia's busiest CBD, but with a vibrant and uniquely diverse community of residents and workers, residences and businesses. A 24-hour Macdonald's in particular in this location threatens this unique character because there is no doubt it will lead to a diminishment in the diversity of local businesses - small business can't compete with Macdonald's global marketing budget, for example, and will choose to leave the area.
- A multi-national chain in this location doesn't bring anything to our unique community - they aren't sourcing any of their stock from local businesses, they won't spend their profits in building the Redfern-Waterloo community or in any way contribute to the social structure of the area.
- There are already two nearby Macdonald's stores — at 863 George St, Ultimo (open until 3am) and 183 Botany Rd, Waterloo (store closes at 2am but has a 24-hour drive-through) — so access to Macdonald's is not an issue for local residents.
- This store will bring significant extra traffic to the area in the form of foot and vehicle traffic, plus delivery drivers/bikes, and quite frankly most of this traffic will be 'undesirable', in particular non-local people affected by drugs and alcohol, littering and creating a noise disturbance and safety issues in the small park at the top of Cope St. This also makes it dangerous for residents returning home late at night or heading to work in the early hours of the morning.
- There's no significant parking nearby so the extra traffic creates a safety issue, plus will make it even more difficult for local residents and workers to access parking and move around in general. Where will delivery trucks stop to deliver stock? How will Macdonald's manage access for delivery drivers picking up for home delivery without impeding the corner of Redfern and Regent Streets, as well as Cope St — already chaotic in terms of foot and vehicle traffic including public buses?
- One of the joys of Redfern is its village atmosphere and the visual impact of our diverse small and local businesses. The entry of Macdonald's bland yet dominant corporate signage creates a blight on the unique streetscape — particularly on this corner which for many people will be the only bit of Redfern they see as they drive down Regent St from the city.

Thank you for your consideration of this objection. Please do not hesitate to contact me for further information.

Yours sincerely

Annabel Blay
PO Box 3037 (52 / 153-167 George St)



From: Cyrus Irani

Sent on: Monday, January 20, 2025 1:21:13 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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'm writing to express my concerns about the proposed McDonald's fast food restaurant near Redfern station. The scale and nature of this establishment is not in keeping with the current businesses in the area which are small operations serving the local community

The village of Redfern is a destination for the many locals and visitors who want alternatives to the mainstream unhealthy food found in so many other parts of town. The increase of traffic in an already crowded area will slow traffic and increase tensions between pedestrians and drivers and cyclists.

Regards

Cyrus Irani

201 Abercrombie St, Darlingtown

From: RICHMOND, Nathan
Sent on: Monday, January 20, 2025 11:14:39 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

I am writing to express my strong opposition to the proposed development of a 24/7 McDonald's in Redfern, NSW. This application raises several concerns that could negatively impact the local community.

- 1. Increased Traffic and Noise Pollution:** A 24-hour fast-food outlet will undoubtedly increase traffic congestion, particularly during peak hours and late at night. The influx of vehicles and the continuous operation will generate significant noise pollution, disrupting the peace and quiet of the neighbourhood, especially for residents living in close proximity.
- 2. Impact on Local Businesses:** Redfern is known for its diverse, vibrant local businesses. The introduction of a multinational fast-food chain could jeopardize the livelihood of small, independent eateries and cafes, which contribute to the unique character of the area. Supporting local businesses is crucial for maintaining community spirit and economic diversity.
- 3. Litter and Environmental Concerns:** Fast-food outlets are often associated with increased litter in surrounding areas. The potential for more waste, particularly non-recyclable packaging, poses a threat to local cleanliness and the environment. This could lead to additional strain on local waste management services and detract from Redfern's appeal.
- 4. Health Implications:** Promoting a fast-food outlet that operates 24/7 could contribute to unhealthy eating habits in the community. Encouraging such establishments contradicts public health initiatives aimed at reducing obesity and promoting healthier lifestyles.
- 5. Social Impact:** The continuous operation may attract loitering and anti-social behaviour during late hours, raising safety concerns for residents and diminishing the quality of life in the area.

In light of these concerns, I urge the council to reject this development application to preserve the well-being, character, and sustainability of the Redfern community.

Sincerely,
Nathan



Nathan Richmond
Senior Program Delivery Specialist,
Property and Casualty Portfolio

Level 10
10 Shelley Street
Sydney NSW 2000
suncorp.com.au

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From: Alexe Wallace
Sent on: Monday, January 20, 2025 1:56:18 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 DA 2457302 – Proposed McDonald's in Redfern

To whom it may concern,

I am writing to formally object to Development Application 2457302 for the construction and operation of a McDonald's restaurant in Redfern.

As a local worker and community member, I strongly oppose this proposal for several reasons that I believe will negatively impact the character, wellbeing, and safety of our neighbourhood. I have worked in Redfern for the past 7.5 years and have witnessed the area transform significantly. Over this time, I have developed a deep sense of pride and connection to the community. My workplace, a corporate business, actively supports the local economy by frequently visiting and engaging with Redfern's many independent restaurants, cafes, and bars. Additionally, we are members of a local community garden, reinforcing our commitment to fostering a vibrant and inclusive neighbourhood.

1. Impact on Local Businesses

Redfern is a vibrant and diverse community with many small, independent businesses that contribute to its unique character. A large multinational chain such as McDonald's would undermine the viability of local cafes and restaurants, which rely on community support to thrive. The introduction of a fast-food giant could divert essential foot traffic and revenue away from these businesses, threatening their long-term sustainability.

2. Public Health Concerns

The establishment of a 24-hour fast-food restaurant in Redfern contradicts efforts to promote healthy living within our community. Redfern already faces significant socio-economic challenges, including higher-than-average rates of health issues such as diabetes and heart disease, which are exacerbated by poor nutrition. Encouraging greater consumption of unhealthy fast food is counterproductive to the wellbeing of local residents and does not align with the City of Sydney's commitment to fostering a healthier urban environment.

3. Potential Social and Safety Issues

Operating a McDonald's 24/7 in Redfern raises concerns about increased anti-social behaviour, particularly during late-night hours. Similar establishments in other urban areas have experienced problems related to loitering, vandalism, noise disturbances, and increased police callouts. Given Redfern's history and ongoing efforts to build a safer and more inclusive community, adding a 24-hour fast-food venue could pose a risk to public safety and strain local resources.

4. Environmental Impact

A high-volume fast-food chain would contribute to increased waste and environmental degradation. Fast-food restaurants generate a significant amount of packaging waste, much of which ends up as litter in surrounding streets and public spaces. Additionally, the increased energy consumption associated with a 24/7 operation runs counter to the City of Sydney's sustainability goals and commitments to reducing waste and promoting responsible urban development.

5. Cultural and Community Integrity

Redfern is a historically and culturally significant area with deep Indigenous roots. The local community has worked hard to reclaim its identity and create a neighbourhood that is community-driven, inclusive, and supportive of grassroots businesses. The introduction of a McDonald's would not only dilute this identity but also signal a shift toward commercialisation that does not reflect the values of Redfern's residents and workers.

For the reasons outlined above, I strongly urge the City of Sydney Council to reject this development application. Redfern

deserves thoughtful, community-focused development that enhances the local economy, promotes health and wellbeing, and preserves the area's unique cultural identity.

I appreciate your time and consideration and look forward to a decision that aligns with the best interests of Redfern's residents and workers.

Kind Regards
Alexe

Alexe Wallace

EA to Shane Barr & Special Projects | TAG

TAG Global Travel and Event Management Company



Ground Floor | 191 Cleveland Street (Cnr George St) | Redfern | Sydney | NSW | 2016 | Australia

www.tag-group.com



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From: Neil Hepworth <[REDACTED]> on behalf of Neil Hepworth <[REDACTED]> <Neil Hepworth <[REDACTED]>
Sent on: Monday, January 20, 2025 12:03:27 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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'd like to object to the opening of a McDonalds in Redfern.

We don't need any more junk food outlets. I have a 10 year old daughter and while it's obviously up to me whether she eats there or not, having to walk past it every time we go to the train station encourages and normalises for her the idea of eating junk food. Also I assume proximity to the new Inner Sydney High School, on Cleveland St, she'll attend next year, is a motivating factor for McDonald's. Again, why are we encouraging children to go on a Maccas run before, during and after school?

We especially do not want a 24/7 one. Which, if we're being honest, in the early hours of the morning is mainly for drunk and drugged people (I know there's also some shift workers but I think very few). There's already a drive-in 24/7 McDonald's close by (corner of Botany and McEvoy), why do we need another 24/7 junk food outlet?

The shops, restaurants, bars, etc. in a suburb set the tone and atmosphere of a suburb, I've lived in Redfern since 2008 and while it has changed a lot and I have no objection to change as such, I have enjoyed seeing Redfern change and evolve over the years, but I don't think encouraging the consumption of junk food and businesses that have such poor environmental track records is a step in the right direction for our suburb.

Thank you for your consideration,
Neil Hepworth

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

<[REDACTED]> <Tracy James <[REDACTED]>

Sent on: Monday, January 20, 2025 11:16:30 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Regarding the DA submission for a McDonald's development in Redfern.

I am a local resident of Redfern having lived in George Street for 20 years. I want to raise my concerns and express my objections for the planned McDonalds development. I feel this would have an extremely negative impact on our community of local independent restaurants, bars and cafes. Many of these businesses struggle to survive and we should do our utmost to support such independent business owners while also promoting more healthy food choices. The fact that the proposal is for a 24/7 opening also raises concerns, with the potential for antisocial behaviour, as seen in other neighbourhoods that host 24/7 fast food outlets. These fast food chains just kill our lovely community village vibe.

I'm also the president of our local neighbourhood community Garden . We do our utmost to share information about healthy eating, growing natural unprocessed foods and promoting sustainable waste management.

There is so much community support for our Garden and I feel that the proposal like this is the antithesis of what most people in our community that I know believe in.

I strongly object to this McDonalds or other similar fast food outlets being opened in our community.

Sincerely

Tracy James

48 George Street Redfern

NSW 2016

Get [Outlook for iOS](#)

From: Angie Abdilla <[REDACTED]> on behalf of Angie Abdilla
<[REDACTED]> <Angie Abdilla <[REDACTED]>
Sent on: Monday, January 20, 2025 4:29:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan
Attachments: McDonald's DA Objection (1).pdf (67.27 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.

Hello Matthew

Please find my submission attached objecting to the McDonalds DA in Redfern.

Best regards,

Professor Angie Abdilla
Old Ways, New: Director

ANU, School of Cybernetics

[Publications: Out of the Black Box: Indigenous Protocols for AI](#) // [Indigenous Protocols and Artificial Intelligence Position Paper](#) // [Decolonising the Digital: Technology as a Cultural Practice](#) // [Indigenous Knowledge Systems and Pattern Thinking: An Expanded Analysis of the First Indigenous Robotics Prototype Workshop](#)



OLD WAYS, NEW
CULTURE. RESEARCH. STRATEGY. TECH.

I acknowledge the Traditional Custodians of Country throughout Australia and internationally, and their continuing connection to culture, community, land, sea and sky. I pay my respect to Elders past, present and future.

McDonald's DA Objection

I am a local, long-term Aboriginal resident and community member of Redfern. The cultural significance of the Redfern as a meeting place for the nation's Aboriginal community is well known. Redfern is known to be a place of sharing and food culture was and continues to be, a central tenant to our values. I am also a member of one of Redfern's local community gardens where we are working to embed the values and practices of sustainability, reciprocity, and health and wellbeing into our daily lives, leading by example for our children.

However, there is a clear link to significantly lower health experienced within Aboriginal communities due to the access to healthy and affordable food. This includes Redfern and neighbouring Waterloo with a significant social housing density, comes the reality of a community with more complex needs, and typically living on less. Some of the well-known links of lowest quality fast food and 'energy-dense' foods result in higher rates of obesity, diabetes, and heart disease - all preventable through social, and cultural governance and education about the current urban retail planning associated with development plans for the future of Redfern.

The connections between McDonald's outlets and spiraling obesity worldwide are well evidenced. The locales chosen for McDonald's establishments specifically exploit some of the world's poorest communities. Tackling health inequalities is central to reducing spiraling rates of obesity. Levels of obesity in Australian Indigenous communities are 1.5 times higher than in non-Indigenous peoples and 76% higher in inner regional areas (The 2018–19 National Aboriginal and Torres Strait Islander Health Survey). Obesity and overweight is a global health problem and associated with a significant reduction in life expectancy (OECD 2014; Peeters et al. 2003; Sevoyan et al. 2019).

Some of the strategies used by McDonald's include using toys and subsidised happy meals in their food promos to prey on those most vulnerable. The junk food marketing ethics imposed on children in the name of profit maximization by McDonald's demonstrate their lack of corporate social responsibility (CSR). Without the appropriate health, safety, and wellbeing policy levers within local government, it is of critical concern that the assessors of the current McDonald's DA consider their worldwide reputation for deceitful marketing, disregard for CSR, and the welfare of local communities.

As a local member of the Aboriginal community, I'm highly aware of the desperate need and demand for food stamps and parcels is growing. Over the past two years, organisations such as Mudgin-gal, which support women and domestic and family violence have been swamped with people needing emergency assistance, and healthy food is the first critical need. A McDonald's venue will further impact the struggle in our community who are daily managing critical housing, health, and wellbeing concerns within a cost-of-living crisis.

Additionally, the environmental impacts of McDonald's establishments around the world are also well documented. Increases in waste produce an increase in rats, further impacting local native wildlife and their habitats. World Wildlife Fund (WWF) estimated that of the 43% of their plastic landed in landfills, 9% went up in smoke, and 15% was just mismanaged, leaving a recycling rate of only 34%. They are responsible for massive CO2 emissions through supply chains linked to environmentally degrading beef farming, and deforestation. The smell produced by McDonald's venues is also known to waft through the local residential areas, of which many of Redfern's locals will be impacted.

Furthermore, the current McDonald's DA proposes to open 24 hours in a strip of recently developed food venues that offer diverse food choices, impose an unfair competitive disadvantage, and are out of sync with the regulated operating hours of the existing local food and bar venues. As of the date this formal Objection is written, there have been no community consultations regarding the 24-hour opening hours, namely with the required groups such as Police, Indigenous community groups, and or local businesses.

As per the City of Sydney, Development Control Plans (DCP 20012), the proposed McDonald's DA is non-compliant with and not limited to, signage, extended trade, and cultural heritage, as the site is located within the Redfern Estate Heritage Conservation Area (Statement of Environmental Effects). The McDonald's DA proposal is not compliant with the values and principles established within the heritage conservation area and contravenes conservation processes and principles for the conservation of Redfern as a place of significant cultural heritage, as also referred to in Article 1 of The Burra Charter, from within The NSW Heritage Manual.

There are currently approximately 5 community gardens in Redfern. Some of these are home to diverse cultural groups growing an incredible number of edibles from around the world. The future of Redfern should be a return to the old ways with our local government's investment in healthy community ventures that support the sharing of locally grown foods, including Indigenous traditional food knowledges and how these foods can be used in different ways.

Best regards,
Professor Angie Abdilla

Redfern community member and resident.

From: Andrea Alcantara <[REDACTED]> on behalf of Andrea Alcantara
<[REDACTED]> <Andrea Alcantara <[REDACTED]>
Sent on: Monday, January 20, 2025 5:21:38 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 DA 2457302 – Proposed McDonald's in Redfern

To whom it may concern,

I am writing to formally object to Development Application 2457302 for the construction and operation of a McDonald's restaurant in Redfern.

As a local worker and community member, I strongly oppose this proposal for several reasons that I believe will negatively impact the character, wellbeing, and safety of our neighbourhood. I have worked in Redfern for the past 7.5 years and have witnessed the area transform significantly. Over this time, I have developed a deep sense of pride and connection to the community. My workplace, a corporate business, actively supports the local economy by frequently visiting and engaging with Redfern's many independent restaurants, cafes, and bars. Additionally, we are members of a local community garden, reinforcing our commitment to fostering a vibrant and inclusive neighbourhood.

1. Impact on Local Businesses

Redfern is a vibrant and diverse community with many small, independent businesses that contribute to its unique character. A large multinational chain such as McDonald's would undermine the viability of local cafes and restaurants, which rely on community support to thrive. The introduction of a fast-food giant could divert essential foot traffic and revenue away from these businesses, threatening their long-term sustainability.

2. Public Health Concerns

The establishment of a 24-hour fast-food restaurant in Redfern contradicts efforts to promote healthy living within our community. Redfern already faces significant socio-economic challenges, including higher-than-average rates of health issues such as diabetes and heart disease, which are exacerbated by poor nutrition. Encouraging greater consumption of unhealthy fast food is counterproductive to the wellbeing of local residents and does not align with the City of Sydney's commitment to fostering a healthier urban environment.

3. Potential Social and Safety Issues

Operating a McDonald's 24/7 in Redfern raises concerns about increased anti-social behaviour, particularly during late-night hours. Similar establishments in other urban areas have experienced problems related to loitering, vandalism, noise disturbances, and increased police callouts. Given Redfern's history and ongoing efforts to build a safer and more inclusive community, adding a 24-hour fast-food venue could pose a risk to public safety and strain local resources.

4. Environmental Impact

A high-volume fast-food chain would contribute to increased waste and environmental degradation. Fast-food restaurants generate a significant amount of packaging waste, much of which ends up as litter in surrounding streets and public spaces. Additionally, the increased energy consumption associated with a 24/7 operation runs counter to the City of Sydney's sustainability goals and commitments to reducing waste and promoting responsible urban development.

5. Cultural and Community Integrity

Redfern is a historically and culturally significant area with deep Indigenous roots. The local community has worked hard to reclaim its identity and create a neighbourhood that is community-driven, inclusive, and supportive of grassroots businesses. The introduction of a McDonald's would not only dilute this identity but also signal a shift toward commercialisation that does not reflect the values of Redfern's residents and workers.

For the reasons outlined above, I strongly urge the City of Sydney Council to reject this development application. Redfern

deserves thoughtful, community-focused development that enhances the local economy, promotes health and wellbeing, and preserves the area's unique cultural identity.

I appreciate your time and consideration and look forward to a decision that aligns with the best interests of Redfern's residents and workers.

Kind Regards
Andrea

Andrea Alcantara

Travel & Events Coordinator | Events



TAG
Global Travel and Event Management
D. [REDACTED]
T. [REDACTED]

24 Hours Emergency Dept. contact: [REDACTED]
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Makrina Poljakova

From: Kasey Jung <[REDACTED]>
Sent: Tuesday, 21 January 2025 9:56 AM
To: Clover Moore
Subject: Proposed Redfern Development

Follow Up Flag: Follow up
Flag Status: Flagged

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 regarding the new proposed McDonalds application for the corner of Regent and Redfern street in a Redfern. I have seen much opposition to this in the community which I agree. This does not fit with the values of the area, the small feeling community we have in Redfern that Clover Mayor is such a proponent of. This is better suited to Waterloo where one is already placed. As someone that goes through that intersection daily it is already quite a busy spot and the new McDonalds will cause more congestion there. Not to mention the mess. There is also a small business there called Mr Charlie's who's is offering to alternate service of vegan fast food to a community where that is lacking. The placement of the proposed McDonalds seems targeted particularly to this small alternative business to put pressure on them. Post covid small businesses have already been struggling to survive and the industry is still in distress. We should be helping the small businesses in our community and championing them over large conglomerates who do not care or have ties to the community.

The new proposed McDonalds will be a detriment and I really hope it does not come by to fruition.

Thankyou,
Kasey

From: Barbi Fraser <[REDACTED]> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<[REDACTED]>

Sent on: Tuesday, January 21, 2025 11:07:43 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Martina <[REDACTED]>

Sent: Monday, 20 January 2025 6:02 PM

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

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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,

We have been living in the area for close to ten years and we love it for its diversity and community feeling.

I have recently been made aware of a development proposal concerning the old building on corner Redfern and Regent Street and its conversion to a 24/7 McDonalds.

Having previously lived in Potts Point and having often walked past all the garish 24/7 fast food outlets in Kings Cross, I strongly object to Redfern being converted into a second Kings Cross.

This proposed McDonalds does nothing for the community and doesn't fit in with the character of Redfern either.

This building and site could be used to further community eg. through a child care centre, a library, a community college, an art centre, cheap and healthy food outlets etc.

A fast food outlet with non-stop access to unhealthy food on the other hand will not help the community or increase its residents well-being.

The planned location is particularly ironic given that Mr. Charlie has a shop basically next to it. Still garish but at least healthier fast food and sensible opening times. And really one of them is enough.

regards,
Martina Kainberger
51 William Street Redfern

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

<[REDACTED]> <Libby Shaw <[REDACTED]>

Sent on: Tuesday, January 21, 2025 10:15:59 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 to you in relation to the DA for a McDonald's store on the corner of Regent and Redfern Streets.

I oppose to this DA on several grounds:

- The building is a heritage building and while it needs a paint, McDonald's would not visually fit in the area.
- There are numerous McDonald's stores close by - namely Broadway and McEvoy Street. This simply isn't needed.
- Due to the food being offered it would pose a threat to people's health and wellbeing.
- McDonald's would negatively affect neighbours because of deliveries and its operation hours.
- There are numerous food outlets and cafes that would negatively be affected by McDonald's operating.
- Residents in the area would have to put up with the smell of the store.

Please do not allow this to go ahead. Progress is one thing but promoting obesity and destroying one of the last heritage buildings in Redfern would kill the area.

Thanks

Elizabeth Shaw

902/1b Lawson Square, Redfern, NSW, 2016

Sent from my iPhone

From: Barbi Fraser <bfraser@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 21, 2025 11:12:19 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Ferg B <[REDACTED]>
Sent: Tuesday, 21 January 2025 10:36 AM
To: DSubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 you in regards to the proposed McDonalds business application on Redfern St, Redfern.

I am a resident on Wells Street in Redfern in close proximity to the proposed location and I want to express my strong opposition to the proposed McDonald's development. While I understand the importance of economic development, I believe this particular project will have significant negative consequences for our neighborhood.

Key Concerns:

1. Traffic Congestion and Safety:

A McDonald's will inevitably increase vehicle and pedestrian traffic in the area, particularly during peak hours. This could lead to congestion, safety risks for children and pedestrians, and strain on already busy roads.

2. Noise and Disturbance:

Fast-food establishments often operate late into the evening, which can bring excessive noise from customers, drive-thru operations, and delivery services. This will disturb the peace and quiet that residents currently enjoy.

3. Litter and Environmental Impact:

McDonald's locations often contribute to increased litter in the surrounding area. Additionally, the environmental impact of a fast-food establishment (e.g., waste generation, packaging) raises concerns about sustainability and cleanliness in our neighborhood.

4. Impact on Local Businesses:

The presence of a large chain like McDonald's may harm small, locally-owned restaurants and businesses that contribute to the character and economy of our community.


5. Health Implications:

A fast-food outlet may promote unhealthy eating habits, particularly among children and teenagers. Encouraging better food options is essential for the wellbeing of our community.

I urge the council to reconsider the approval of this development and explore alternatives that better align with the values and needs of our neighborhood. A focus on projects that enhance community spaces, prioritize sustainability, or support local businesses would be far more beneficial to residents.

Thank you for considering my concerns. I would be happy to discuss this matter further or attend any public hearings on the topic. Please feel free to contact me via email or phone (below).

Sincerely,

Fergus Buncle - 
9 Wells Street, Redfern

From: Charlotte Lawrence <[REDACTED]> on behalf of Charlotte Lawrence
<[REDACTED]> <Charlotte.Lawrence@[REDACTED]>
Sent on: Tuesday, January 21, 2025 3:05:56 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Development Application for 24/7 McDonald's

Dear Matthew,

I am a local Redfern resident writing to oppose the proposed development of a 24/7 McDonald's at 153 Redfern Street due to the significant safety risks and negative impacts it would have on our community.

1. Safety Concerns

Redfern has made significant progress in becoming a vibrant and welcoming local community. However, safety still remains a concern in the area, particularly at night. A 24/7 McDonalds is likely to become a hotspot for loitering, anti-social behaviour, criminal activity, and attracting intoxicated/disruptive individuals as has been proven in other McDonalds locations. This poses a serious threat to safety, particularly for residents like myself - a 24 yr old female - who already feel vulnerable walking through the area after dark.

2. Impact on the community

A 24/7 McDonalds would likely lead to increased littering and improper disposal of hazardous items (e.g. needles), particularly in the green space next to the bus stop near the proposed application. It would also negatively impact local pubs/cafes along Redfern street, and take away from the small-business community feel that is being fostered in the area.

While I understand economic development is important to consider, I believe the threats to public safety and impact on the local community far outweighs the benefits the McDonalds may provide. I strongly urge the Council to reject the application.

Please feel free to contact me for further information.

Charlotte

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

Sent on: Tuesday, January 21, 2025 9:07:31 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: DENY Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 and deny application D/2024/1218 to build a 24 hour McDonalds in Redfern.
The City Of Sydney should DENY this application**

Firstly, there are a number on Mcdonalds already in the area.

1. McDonalds open 21 hours of the day 0600am to 0300am , the closest to the applications location only 1.1kms away at Railway Square, 863 George St, Ultimo NSW 2007 a 15min walk away or 5 mins by car.
2. A 24 hour Mcdonalds only 1.2kms away in Waterloo that services the area 183 Botany Rd, Waterloo NSW 2017. It is easily accessible by foot (16mins) or car (4mins)
3. Another McDonalds close by to the above 1.7kms away, open from 0600am to midnight 305a Botany Rd, Zetland NSW 2017
4. Not to mention the large amount of McDonalds in the CBD

Secondly, we have a very similar store, Mr.Charlie's in the building directly next to the proposed site. They serve almost the exact same food and already serve the community.

If people desire to eat Mcdonalds specifically, they have plenty of options by foot, car, and delivery close by to service their needs. The same stores they would be traveling to already at this point in time. **There is no benefit to the Redfern community by proceeding with this application.**

Redfern is a place of small business. A McDonalds does not suit the local area nor cater to the needs and wants of the residents of Redfern.

The McDonalds location is not appropriate as it will create, as every Mcdonalds does, an excess of rubbish out in the street, to collect in Jack Floyd Reserve and lower the hygiene, aesthetics, and community pride and morale.

By denying this application we will also prevent this large careless business from committing crimes against our community and environment in different ways as reported in this news article

McDonald's store fined nearly \$4000 for dumping waste oils into drain

'More fines will be issued unless they live up to the community's, and the law's, expectations.'

-Demi Huang

<https://7news.com.au/news/mcdonalds-store-fined-nearly-4000-for-dumping-waste-oils-into-drain--c-17446724>

The proposed aesthetics are out of line with the location on Redfern Street.

Redfern does not need a 24 hour business in this location. As a person who resides close by to the proposed location, the noise generated by customers out on the street after the local bars and pubs close will be a nuisance. Paired with the alarms of chip fryers and other kitchen equipment going off incessantly, local residents right to peace will be taken away. 136

The smell of canola oil fryers will fill the air in the area- gross.

McDonalds shouldn't be welcome anywhere, let alone Redfern due to the harm they bring the communities they set up shop in. McDonalds has multiple charges against them regarding mismanagement of waste, food health and safety (<https://competitivepestcontrol.com.au/mcdonalds-fined-for-pest-control-breach/>) avoiding taxes with the ATO and putting Australia and their local communities at disadvantage (<https://www.ato.gov.au/media-centre/mcdonald-s-conviction-for-failure-to-comply> , <http://abc.net.au/news/2022-03-18/mcdonalds-fined-for-withholding-information-from-ato-tax-bill/100904170>), and being antagonistic to their employee's rights (<https://www.sda.au/news/media-release-mcdonalds-franchisee-pays-275000-for-fines-and-costs-for-unlawful-union-busting/>) Employee's who would be from our local community.

I cannot in good faith endorse this application and you too should deny D/2024/1218 for the good of the Redfern community.

Thank you,
Shannon Lysien

Sent with [Proton Mail](#) secure email.

From: Ellie Miranda <[REDACTED]> on behalf of Ellie Miranda <[REDACTED]> <Ellie Miranda <[REDACTED]>
Sent on: Saturday, January 18, 2025 5:50:09 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attn Matthew Girvan

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'm writing about this DA on behalf of my partner William and I, who both reside in Redfern.

I/we haven't written to City of Sydney before or objected to any developments despite being in the middle of many, however we feel very strongly about this proposal. We absolutely object this submission for a McDonald's development for a number of reasons written below:

1/2) A large amount of pollution and waste would be generated. McDonald's uses almost exclusively single use plastic (including their paper packaging which is plastic lined). Many residents and visitors of Redfern aren't particularly mindful of the environment and for a pocket of inner Sydney that's trying to reform itself (and with many cafes, restaurants and stores planning to open nearby) this build would take the suburbs attractiveness, character and trendiness backwards.

3) The above observation of rubbish and waste is realised at and around McDonald's Alexandria, which is a mere 10 minute/1 km walk away on the exact same street.

4) A 24/7 McDonald's may not be safe for employees and customers. Redfern after dark - particularly on weekends and near the train station - attracts troublesome crowds. We don't want to attract more with this as a local hang out

5) As a dietitian/nutritionist, I have strong personal views that completely object to this. However factually, this approval would accelerate our already obesogenic environment. Many residents of Redfern are in subsidised housing with low health literacy and aren't educated on the health benefits of good nutrition. This build would increase fast food consumption, decrease health outcomes, increase the risk of chronic disease, and create fatter and unhealthier residents that burden our public health system which is already on the brink of collapse. Ask any health professional in the state whether they support this submission and they will not. Many live in/near Redfern to access RPAH.

I could go on but I hope you will see that this prime piece of real estate in the heart of Sydney should not go to waste with a McDonald's. We could generate so much more meaning and revenue for the community with a new mid tier restaurant, bar, pub, shop/store, or even some kind of activity place. Please consider the long term outlook of this approval.

Kind regards

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

Sent on: Wednesday, January 22, 2025 12:34:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 proposed development application **D/2024/1218**

There are many objections and they are listed below.

1. Community health and well-being: Redfern is home to a large community of First Australians who have had a history of health issues related to obesity, high sugar levels, diabetes, and bad nutrition. This proposal, whilst spruiking the health benefits of their products, is well known for its product fat and carb levels. For example, their smallest burger, the cheeseburger, contains fat 13.1% and carbohydrates 28.5% and is 301 Calories. Note there is no data on other minerals. (<https://www.calorieking.com/au/en/foods/f/calories-in-burgers-sandwiches-cheeseburger-burger/rkyMQ8yzSEyRqHD8J5K4CQ>). It would take the following to burn off, Swimming 25 mins, Jogging 35 mins, walking 84 mins, cycling 46 mins. Whilst affordable, the product lacks the necessary benefits and does not encourage a healthy lifestyle.
2. 4.3 Storage: The proposed development includes a waste storage corral located within the rear portion of the site with rear laneway access.
There is no rear lane access to this property. Nor is one outlined in the plans submitted. There are also currently no allocated bin areas for collection. The garbage would be on the street and in front of other businesses or, worse next to a residential property. Have they done a smell registrar because their product stinks!
3. Goods Lift on the main street - deliveries: The goods lift in the plans is positioned on Redfern Street right near the lights. This operation would impact street traffic, people going to work, parents taking their kids to school, and community meetings in Redfern. The deliveries should not be redirected to Cope Street as the area is already overrun with delivery trucks, and there is a council sign that says "no trucks to stop," but this does not deter delivery vans.
4. There is no good argument for another McDonalds in the Redfern Waterloo area. They have a 24-hour drive-through site just down the road on Botany Road. Overstating their presence in the area will affect the neighbourhood and village-type vibe of the heritage-listed area.
5. Most of the Redfern community might not submit an objection via the COS site due to a lack of internet access and or IT use. The responses received regarding this proposal is not a true reflection of community sentiment.

Many thanks

[REDACTED]

I do not want my details shared with companies involved in the development proposal.

From: He-in <[REDACTED]> on behalf of He-in <[REDACTED]> <He-in <[REDACTED]>

Sent on: Thursday, January 23, 2025 1:41:13 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I, as a local resident, am writing to formally object to the planning application for a new McDonald's intending to operate 24/7 at 153 Redfern Street, Redfern NSW 2016.

Reasons for My Objection:

1. Proximity to a Vegan Business

The proposed McDonald's would be located next to Mr. Charlie's, a vegan burger establishment that offers a safe, meat-free environment for its customers. The presence of McDonald's, with its meat-based offerings and associated smells, could disrupt this unique and valued atmosphere. The Odour Amenity Assessment has not considered this and in fact on page 14 shows the windrose for summer a strong wind in south direction where the vegan business is placed relative to the proposed McDonald's.

2. Threat to Small Independent Businesses

The addition of a McCafé poses a significant threat to small, independent businesses in the area, which cannot compete with such a large multinational chain. Local businesses are integral to the character of Redfern, and we have already seen closures, such as the one at 139 Redfern Street. I found the Heritage Impact Statement unsatisfactory as the impact on the locality is only covered thinly in Section 6.

3. Oversaturation of McDonald's Outlets

There are already three McDonald's locations in close proximity—at Waterloo, Ultimo, and Green Square. Adding another outlet in such a small radius seems excessive and unnecessary.

4. Inappropriate Zoning for 24/7 Trading

Redfern is not classified as a "special entertainment precinct" or a zone suitable for 24-hour trading. Recent proposals to extend trading hours to 2:00 AM for low-impact businesses align with changes to NSW small bar laws but do not justify 24/7 operation for a fast-food outlet, which has a much higher impact.

5. Impact on Local Character and Nighttime Quiet

I moved to Redfern a year and a half ago to enjoy the neighborhood's peace and its support for local businesses. A 24/7 McDonald's would disrupt the area with increased noise, traffic, and late-night activity, undermining the community's nighttime tranquility. This is in addition to the construction noise, only which has been addressed in Acoustic & Vibration Assessment - Noise Assessment.

6. Litter and Environmental Concerns

McDonald's outlets are known to generate significant amounts of litter, which could negatively impact the cleanliness and environment of the area. I am deeply concerned about the strain this would place on local waste management and the environment. The Site Waste Minimisation & Management Plan and Statement of Environmental Effects do not consider the waste generated outside due to the production within the premise.

7. Promotion of Unhealthy Lifestyles

Redfern is a hub for healthy living, with parks and community initiatives promoting wellness. The

presence of a McDonald's would counteract these efforts, encouraging unhealthy eating habits that are not in line with the area's values.

Conclusion:

Given these concerns, I strongly urge the council to reject the planning application for a 24/7 McDonald's at 153 Redfern Street. Such a development would be detrimental to the community, its businesses, and the environment.

Thank you for considering my objections.

Yours sincerely,
Concerned Local Resident

From: Jesse Matheson <[REDACTED]> on behalf of Jesse Matheson
<[REDACTED]> <Jesse Matheson <[REDACTED]>
Sent on: Thursday, January 23, 2025 9:39:19 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Development Application D/2024/1218 at 153 Redfern Street, Redfern
Attachments: Objection to Development Application D20241218 at 153 Redfern Street, Redfern.pdf (168.75 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 Planning Panel,

Please find attached my objection to Development Application D/2024/1218 at 153 Redfern Street, Redfern to build a 24/7 McDonald's in Redfern.

I would like the opportunity to speak directly to the panel if that opportunity exists.

Kind regards,

Jesse Matheson

Re: Objection to Development Application D/2024/1218 at 153 Redfern Street, Redfern

Dear City of Sydney Planning Panel,

I am writing to express my strong objection to the development application D/2024/1218, which proposes alterations to the existing building at 153 Redfern Street, Redfern, for use as a 24-hour McDonald's restaurant.

I am a local resident living in 157 Redfern Street, Redfern. I am pro-development and strongly support investment in the community of Redfern, however, I emphatically believe that a 24-hour McDonald's restaurant located at the entrance to Redfern, right next to the train station, will have an extreme and long-lasting negative impact on the community.

The proposed location is also ironically located next door to the Redfern Medical Centre.

This proposal, if approved, will have severe adverse effects on the local community's health, amenity, and character, and it fails to comply with critical provisions in the **Sydney Local Environmental Plan (LEP)**, the **Sydney Development Control Plan (DCP)**, and the **Late-Night Trading Development Control Plan 2007**.

The proposal fails to meet key objectives outlined in the Sydney LEP and DCP which prioritise developments that enhance community well-being, support local businesses, and promote sustainable urban environments. The proposed McDonalds:

- Prioritises corporate interests over community needs.
- Fails to adequately address the cumulative impacts on noise, odour and waste management.
- Undermines public health initiatives and environmental sustainability.

The proposed development is located in a **B2 Local Centre Zone**, which has clearly defined objectives under the **Sydney LEP 2012**. These objectives include:

- Providing a mix of retail, business, and community uses to serve the local population.
- Supporting sustainable urban environments and protecting local amenity.

While the proposal satisfies the retail aspect of zoning, it conflicts with other objectives by introducing a business that undermines community well-being, sustainability, and local identity. Specifically:

- **Amenity Impact:** A 24-hour fast-food restaurant in a predominantly residential and mixed-use area would lead to increased noise, traffic congestion, and safety concerns, particularly during nighttime hours. These issues directly violate the zone’s intent to maintain a high standard of living for residents.
- **Sustainability Issues:** The fast-food model generates excessive waste and pollution, contradicting Council’s sustainability objectives. McDonald’s reliance on single-use packaging is inconsistent with environmental commitments embedded in the LEP.

=====

1. Health Risks for Students and Low-Income Residents

The **Sydney DCP** emphasizes the importance of public health and well-being, and this proposal directly contradicts those principles.

Redfern is home to many students and low-income individuals who are particularly vulnerable to the negative health impacts associated with fast food. New developments in the area specifically attract these community members to live in Sydney, including new student accommodation and new affordable housing opening in the past year around the corner and across the road from the proposed site.

Fast food’s contribution to public health crises, including obesity, diabetes, and cardiovascular disease, is well-documented. A 24-hour McDonald’s will encourage overconsumption of high-calorie, low-nutrition meals, contributing to long-term health issues such as obesity, diabetes, and cardiovascular disease.

Research shows that fast-food chains disproportionately affect low-income communities, where healthier options are often less accessible. The presence of a McDonald’s in Redfern which is home to many young people, students, low-income residents and the local Aboriginal community could exacerbate existing health inequalities and create further public health challenges for the City of Sydney.

Moreover, local schools and educational institutions are in proximity to the proposed site. The presence of a McDonald’s could undermine ongoing efforts to promote healthy eating among students, counteracting public health campaigns aimed at reducing childhood obesity.

2. Threat to Small, Independent Businesses

Redfern is renowned for its cultural diversity and independent businesses, which contribute to its unique character. As a Redfern local, I have come to meet and know many of the local business owners who are at the heart of the community.

Redfern's vibrant community is defined by its unique blend of small, independent cafes, restaurants, and retail outlets. The introduction of a multinational fast-food chain threatens the livelihoods of these local business owners, who cannot compete with McDonald's aggressive pricing strategies and brand recognition.

Local cafes and eateries will struggle to compete with McDonald's aggressive pricing and marketing strategies. This could lead to closures, reducing diversity and local employment opportunities.

Redfern's distinctive identity, rooted in community spirit and grassroots enterprise, will be diluted by a corporate presence that prioritises profit over local values.

The closure of independent eateries would not only lead to job losses but also erode the distinct cultural identity of Redfern, replacing diversity and creativity with a homogenous corporate presence.

Over the past 6 months, Redfern has seen a significant number of small businesses close due to inflation and increased rents. More investment needs to occur to support small businesses opening and being successful in Redfern. Allowing McDonald's will have the opposite effect and will decimate the local Redfern small business economy.

4. Noise Pollution and Public Disturbances

Section **3.2 of the Late Night Trading DCP** emphasizes minimising noise impacts on surrounding residential areas. Despite proposed acoustic treatments, the constant flow of delivery operations, operational sounds and large crowds will generate unavoidable noise. Particularly during quieter hours late at night and early in the morning when ambient noise levels are low.

Operating a fast-food restaurant 24 hours a day will result in significant noise pollution from both patrons and delivery operations. Nighttime activity is particularly concerning, as it could disturb residents in this mixed-use neighbourhood, compromising their quality of life.

Late-night gatherings outside the premises may also lead to public disturbances, anti-social behavior, and increased demand for police resources, adding strain to local law enforcement which is already under pressure.

Delivery drivers, often operating late at night, are likely to create additional disturbances through the use of motorbikes or other loud vehicles. Noise generated by trash collection and supply deliveries at off-peak hours further exacerbates this issue.

Moreover, the sound from McDonald's speaker systems, often carries beyond the premises. The repetitive noise of order confirmations, combined with other background noise, contributes to a persistent auditory disruption for nearby residents. These concerns are particularly acute for families with children, elderly residents, students and shift workers who rely on undisturbed rest during nighttime hours.

5. Environmental and Waste Management Concerns

McDonald's operations generate significant amounts of waste, much of which is non-recyclable. Despite proposed waste management plans, it is likely that litter from takeaway packaging will spill into the surrounding streets, parks, and public spaces.

This increased waste would detract from Redfern's cleanliness and environmental sustainability, potentially discouraging eco-conscious residents and visitors from frequenting the area.

Additionally, the development's contribution to greenhouse gas emissions, from increased vehicular traffic to energy-intensive operations, undermines the Council's climate goals.

6. Erosion of Community Character

Redfern has a rich cultural and historical significance, long associated with activism, art, and community spirit. A 24-hour McDonald's is inconsistent with this character and risks diluting the identity of the area.

Rather than supporting multinational corporations, development in Redfern should prioritise initiatives that align with the community's values, such as affordable housing, green spaces, and support for local enterprises.

The proposed McDonald's is located next to one of the town's most prominent art installations, The Redfern Bower, which reflects and celebrates the Redfern community's heritage of the area. Having a McDonald's sit behind this piece would significantly adversely impact the character of this important artwork.

7. Impact on Public Safety

Fast-food establishments open 24/7 are often associated with increased late-night activity, which can lead to heightened safety concerns. This includes loitering, intoxicated behavior, and minor criminal activity, all of which could deter families and other community members from feeling safe in the area.

Similar McDonald's located in Kings Cross and other areas are hubs of anti-social behaviour and activity. Redfern already has challenges with anti-social behaviour and this proposed development will exacerbate these issues.

Conclusion

In light of these concerns, I strongly urge the City of Sydney Council to reject the development application D/2024/1218. Approving this proposal would have far-reaching negative consequences for the health, safety, and well-being of Redfern's residents and undermine the community's unique character.

I implore the Council to prioritize developments that support small businesses, promote public health, and enhance the quality of life for all residents.

Thank you for considering my submission. I trust that the Council will act in the best interests of the Redfern community by rejecting this proposal.

Yours sincerely,

Jesse Matheson

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: Thursday, January 23, 2025 9:41:58 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Paul <[REDACTED]>
Sent: Tuesday, 21 January 2025 7:25 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 long term resident of Redfern, (34 years) I have enjoyed watching the suburb evolve and continue to evolve into a vibrant cosmopolitan hub while retaining the local sense of community.

Placing a large fast food restaurant (McDonald's) in a prominent spot like this will completely change the character of the street forever and turn it into just another suburb.

There are already serious health issues within the local indigenous population as well as the broader community so allowing another McDonald's within a short distance of their Waterloo outlet is reckless.

Please take my comments into consideration while making your determination.

Sincerely
Paul Fitzpatrick
15/114 Pitt street
Redfern

From: Grant Mistler <[REDACTED]> on behalf of Grant Mistler
<[REDACTED]> <Grant Mistler <[REDACTED]>
Sent on: Thursday, January 23, 2025 12:28:10 PM
To: council@cityofsydney.nsw.gov.au
Subject: request: D/2024/1218 153 Redfern Street Redfern NSW 2016
Attachments: Submission - Grant Mistler - D20241218 153 Redfern Street Redfern NSW 2016.pdf (2.2 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.

Dear Matthew Girvan

RE: D/2024/1218 153 Redfern Street Redfern NSW 2016

Please kindly accept my attached PDF request here

Please also kindly email me a confirmation of receipt of this email and the PDF attached here

If you require any more information at all to assist you further, please do feel free to ask me anything you may need to assist you

Warm regards

Grant Mistler

Grant Mistler



23 January 2025

Dear Matthew Girvan

RE: D/2024/1218 153 Redfern Street Redfern NSW 2016

Thank you very much for receiving my formal request for D/2024/1218.

I visited the Redfern site yesterday on 22 January 2025. I noticed there was no information attached to the site concerning the proposal. Please see Appendix 1 for my photos for your records. The exhibition period is quite short and it is being held during the summer holidays when many local residents are away on annual leave and many local businesses are closed.

1. May I kindly ask that the exhibition period is extended because there was no information attached to the site concerning the proposal; and
2. May I also kindly ask that an information stall is erected near that site to assist local residents and local businesses in understanding what is being proposed, and to offer another avenue for receiving feedback from those local residents and local businesses?

Would it be at all possible for the City of Sydney to kindly implement my two requests above please?

The proposal is significant for Redfern, and the proposal will materially change the local character and the proposal will materially impact local heritage around that site. By implementing my two requests above, this will assist local residents and local businesses in a positive and conducive manner moving forward.

Yours faithfully

Grant Mistler

Appendix 1

153 Redfern Street Redfern NSW 2016







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

<[REDACTED]> <David Needham <[REDACTED]>

Sent on: Thursday, January 23, 2025 12:47:02 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 believe that this location is unsuited to a development by McDonald's. This corner is at a very busy intersection used by pedestrians and commuters from buses and trains as well as a cycling lane and right and left turning traffic. There is limited parking in the vicinity to sustain the volume of custom generated by this outlet.

A round the clock outlet like McDonald's is out of keeping with the local character small bars and cafes and small businesses.

As a huge international brand seller of less than quality food this outlet has the potential to discourage good food choices for the local community and will put businesses selling better options under unfair competition and pressure. We can look forward to much better options than this multinational coming to our neighbourhood.

Regards

DavidN

From: Brooke-Star Elliott <[REDACTED]> on behalf of Brooke-Star Elliott <[REDACTED]>
<Brooke-Star Elliott <[REDACTED]>
Sent on: Thursday, January 23, 2025 2:45:15 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew Girvan,

I'm writing to express my deep concern about the recent development application for a 24/7 McDonald's on the corner of Regent and Redfern Streets in Redfern. While I enjoy a cheeseburger now and then, there are already McDonald's locations nearby in Broadway and on McEvoy Street in Waterloo, both less than a kilometre away.

Redfern's unique charm lies in its strong sense of community and the small businesses that preserve its heritage and character. These businesses not only serve the local residents but also support each other—pharmacies, salons, small bars, and coffee shops foster a close-knit neighbourhood vibe that makes Redfern special.

This proposed development would disrupt that balance, creating significant issues with traffic and parking, which are already challenges in the area. I am also deeply concerned about the inevitable rubbish that will find its way into our streets and waterways, making Redfern look unwelcoming and undermining the pride we take in our neighbourhood.

The design of this plan feels uninspiring and completely out of sync with Redfern's charm. It poses a real threat to the small businesses that are the heart of our community and risks ruining Redfern's unique identity.

We simply do not need another McDonald's, nor the associated negative impacts—on traffic, community aesthetics, and even the health of our youth.

Sincerely,
Brooke-Star Elliott
205/181 Lawson St
Redfern 2016

Makrina Poljakova

From: Clover Moore
Sent: Thursday, 23 January 2025 11:07 AM
To: Clover Moore
Subject: FW: DENY Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Shannon Lysien <[REDACTED]>
Sent: Tuesday, 21 January 2025 9:18 PM
To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>
Subject: DENY Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016

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 and deny application D/2024/1218 to build a 24 hour McDonalds in Redfern.
The City Of Sydney and its Lord Mayor Clover Moore, should DENY this application.

Firstly, there are a number on Mcdonalds already in the area.

1. McDonalds open 21 hours of the day 0600am to 0300am , the closest to the applications location only 1.1kms away at Railway Square, 863 George St, Ultimo NSW 2007 a 15min walk away or 5 mins by car.
2. A 24 hour Mcdonalds only 1.2kms away in Waterloo that services the area 183 Botany Rd, Waterloo NSW 2017. It is easily accessible by foot (16mins) or car (4mins)
3. Another McDonalds close by to the above 1.7kms away, open from 0600am to midnight 305a Botany Rd, Zetland NSW 2017
4. Not to mention the large amount of McDonalds in the CBD

Secondly, we have a very similar store, Mr.Charlie's in the building directly next to the proposed site. They serve almost the exact same food and already serve the community.
If people desire to eat Mcdonalds specifically, they have plenty of options by foot, car, and delivery close by to service their needs. The same stores they would be traveling to already at this point in time. There is NO benefit to the Redfern community by proceeding with this application.

Redfern is a place of small business. A McDonalds does not suit the local area nor cater to the needs and wants of the residents of Redfern.

The McDonalds location is not appropriate as it will create, as every Mcdonalds does, an excess of rubbish out in the street, to collect in Jack Floyd Reserve and lower the hygiene and aesthetics of the area, and community pride and morale.

By denying this application we will also prevent this large careless business from committing crimes against our community and environment in different ways as reported in this news article

McDonald's store fined nearly \$4000 for dumping waste oils into drain

'More fines will be issued unless they live up to the community's, and the law's, expectations.'-Demi Huang
<https://7news.com.au/news/mcdonalds-store-fined-nearly-4000-for-dumping-waste-oils-into-drain--c-17446724> <https://scanmail.trustwave.com/?c=16815&d=-PSP58k2Je8Di_7mZ3NaRLUWTqef5V3Xxn4qFgPSwQ&s=115&u=https%3a%2f%2f7news%2ecom%2eau%2fnews%2fmcdonalds-store-fined-nearly-4000-for-dumping-waste-oils-into-drain--c-17446724>

The proposed aesthetics are out of line with the location on Redfern Street.

Redfern does not need a 24 hour business in this location. As a person who resides close by to the proposed location, the noise generated by customers out on the street after the local bars and pubs close will be a nuisance. Paired with the alarms of chip fryers and other kitchen equipment going off incessantly, local residents right to peace will be taken away.

The smell of canola oil fryers will fill the air in the area- gross.

McDonalds shouldn't be welcome anywhere, let alone Redfern due to the harm they bring the communities they set up shop in. McDonalds has had multiple charges against them regarding mismanagement of waste as listed above, food health and safety (<https://competitivepestcontrol.com.au/mcdonalds-fined-for-pest-control-breach/> <https://scanmail.trustwave.com/?c=16815&d=-PSP58k2Je8Di_7mZ3NaRLUWTqef5V3XxiwrRgLsyA&s=115&u=https%3a%2f%2fcompetitivepestcontrol%2ecom%2eau%2fmcdonalds-fined-for-pest-control-breach%2f>) avoiding taxes with the ATO and putting Australia and their local communities at disadvantage (<https://www.ato.gov.au/media-centre/mcdonald-s-conviction-for-failure-to-comply> <https://scanmail.trustwave.com/?c=16815&d=-PSP58k2Je8Di_7mZ3NaRLUWTqef5V3XxixxF1LWzg&s=115&u=https%3a%2f%2fwww%2eato%2egov%2eau%2fmedia-centre%2fmcdonald-s-conviction-for-failure-to-comply> , <http://abc.net.au/news/2022-03-18/mcdonalds-fined-for-withholding-information-from-ato-tax-bill/100904170> <http://scanmail.trustwave.com/?c=16815&d=-PSP58k2Je8Di_7mZ3NaRLUWTqef5V3Xxix-QAfVzQ&s=115&u=http%3a%2f%2fabc%2enet%2eau%2fnews%2f2022-03-18%2fmcdonalds-fined-for-withholding-information-from-ato-tax-bill%2f100904170>), and being antagonistic to their employee's rights (<https://www.sda.au/news/media-release-mcdonalds-franchisee-pays-275000-for-fines-and-costs-for-unlawful-union-busting/> <https://scanmail.trustwave.com/?c=16815&d=-PSP58k2Je8Di_7mZ3NaRLUWTqef5V3XxnooEAGGmA&s=115&u=https%3a%2f%2fwww%2esda%2eau%2fnews%2fmedia-release-mcdonalds-franchisee-pays-275000-for-fines-and-costs-for-unlawful-union-busting%2f>) Employee's who would be from our local community.

I cannot in good faith endorse this application and you too Clover, should deny D/2024/1218 for the good of the Redfern community.

Thank you,
Shannon Lysien

Sent with Proton Mail <https://scanmail.trustwave.com/?c=16815&d=-PSP58k2Je8Di_7mZ3NaRLUWTqef5V3Xxn58GwfWnA&s=115&u=https%3a%2f%2fproton%2eme%2fmail%2fhome> secure email.

157

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

Sent on: Thursday, January 23, 2025 9:00:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 severely threatens the uniqueness of the neighbourhood, will damage the value of the area's historic character and vibrant culture of independent hospitality. A 24-hour fast food service of this nature in this location will only serve to encourage late night antisocial behaviour, and the patronage will increase street noise for nearby residents. It sets a worrying precedent for the demise of the positive and personable local feel of much beloved Redfern. Please reject this application.

From: Nick Lonie <[REDACTED]> on behalf of Nick Lonie <[REDACTED]> <Nick Lonie
<[REDACTED]>
Sent on: Friday, January 24, 2025 11:07:33 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2024/1218

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.

Good afternoon,

I am a local resident in Darlington.

I wish to express my support for the proposed development application for alterations to the existing building for use as a food and drink premises with hours of operation of 24 hours, 7 days per week noting I do not support the proposed signage pack.

The proposed signage pack is excessive and not sympathetic to the local built environment. The scale of the signage proposed for the awning and building facade above the awning is too large and not in keeping with Redfern Street and the broader Redfern area.

There is no drive through and the site will be serviced by foot traffic reducing the need for large scale signage. If the development is to proceed, signage should be modest. An international brand such as McDonalds does not require the extent of signage proposed.

Regards,
Nick

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

Sent on: Friday, January 24, 2025 11:41:51 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Emma <[REDACTED]>
Sent: Friday, 24 January 2025 10:48 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 of Redfern for the last +20 years I strongly object to McDonald's opening in Redfern Street for all of the following reasons:

- Indigenous population already have the lowest life expectancy due to poor health / poor food choices
- Loss of amenity
- No parking
- Village atmosphere will decline
- Rubbish!!!!
- Small businesses will be negatively impacted
- McDonald's already located on Botany Road & another at Broadway Shopping Centre
- 24 hour operation is ridiculous

- find another location ie Central Station which at least makes some sense

Emma Newman
1 Stirling Street, Redfern NSW 2016

[REDACTED]
Sent from my iPhone

From: Melinda Fitcher <[REDACTED]> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, January 24, 2025 11:40:36 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: [REDACTED] <[REDACTED]>
Sent: Thursday, 23 January 2025 5:56 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Mr Girvan

I'm writing to express my concerns as a local resident in the community in relation to the subject development application to build a new 24/7 McDonalds.

The site is located in the main streets of Redfern, corner Regent and Redfern Streets. Redfern is a vibrant community with a significant history, and has managed to retain its local feel and heritage whilst undergoing significant redevelopment. That is not to say that all redevelopment is good development. The proposal to build a 24/7 McDonalds store at this juncture will no doubt negatively impact the many other smaller, unique eateries around the area - there are a number of existing burger restaurants, cafes and restaurants that are cherished by the community - they could very well suffer and lose significant business if the development application is approved. Redfern Street, in particular, is a vibrant local street where many of the locals know each other and support each other's businesses.

Not only does this proposal cause concern for local businesses, it also raises questions around safety and environmental impacts.

If you visit any number of the existing 24/7 McDonalds restaurants located in the central Sydney area, you will almost certainly observe an increase in trash from improperly disposed of food packaging and illegal disposal of rubbish in the streets, as well as an increase in noise and general safety concerns. There is an existing issue in Redfern regarding inadequate trash disposal and street cleaning, which the council is no doubt aware of, with rubbish collections frequently missed resulting in an overflow of rubbish into the streets. This issue should be addressed before considering any approval of a development which is likely to exacerbate the problem. The development application suggests that 2 internal bins will be included in the store, which falls short of the requirements in the waste management plan.

The proposed site is located at an already busy and confusing intersection. The flow of traffic around this intersection already causes chaos for both pedestrians and drivers and there is limited footpath space for pedestrians. I have witnessed many near misses between pedestrians, vehicles and food delivery drivers at this intersection. Parking is already limited, there are many no stopping zones and parking spaces reserved for police use, and insufficient pedestrian space for delivery drivers to park their bikes or vehicles while waiting for orders to be ready without disrupting pedestrian traffic and causing obstruction to people with lower mobility. There is also no vehicle access at the rear of the site and it is not clear how deliveries will be made to the store, further impacting traffic and parking concerns.

To clarify, this is not intended to be by nimbyism - I am in full support of appropriate development in the area, but the proposal ought to consider the local community and the impacts it will have. The existing site is in poor condition and I am not opposed to the site being redeveloped, but it should comply with local planning rules including for proper waste disposal and it should consider the adverse impacts to the profitability of local businesses, safety of residents and traffic and parking concerns. If the site were to be redeveloped appropriately and by a business that will positively contribute to the local community, this feedback would likely be quite different.

Thank you for your consideration.

Kind regards

Ian McCarthy

--

Secured with Tuta Mail:



.tKqSw&s=115&u=https%3a%2f%2ftuta%2ecom%2ffree-email>

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 24, 2025 11:41:02 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Simon <[REDACTED]>

Sent: Thursday, 23 January 2025 9:33 PM

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

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 planning team,

I'm very concerned about this new development only metres from my apartment on Renwick St.

I am especially worried about the 24/7 hours mentioned in the application, as I believe it will significantly increase foot traffic, noise and antisocial behaviour in the area, especially late at night as it will become a spot for congregation and loitering.

I am also concerned about an increase in rubbish in the area, already a problem, but something sure to worsen with increased takeaway food.

I also feel disappointed that a major fast food chain store like McDonald's might enter the unique cultural environment of Redfern which has a strong tradition of independent food eateries, local supermarkets and small retail businesses. It feels out of character for the area and from speaking to locals, they also do not welcome McDonald's here.

I hope that the council will carefully review and take into account these concerns when evaluation the application.

Many thanks

Simon Power

From: daniel wedgwood <[REDACTED]> on behalf of daniel wedgwood
<[REDACTED]> <daniel.wedgwood@[REDACTED]>

Sent on: Friday, January 24, 2025 11:59:06 AM

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

Subject: D/2024/1218 // Feedback on Submission

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 to express my support for the application to develop the site at 153 Redfern Street, Redfern NSW 2016, into a McDonald's restaurant.

The current state of the building and business is in clear need of improvement. I believe a McDonald's restaurant would be a valuable addition to the area, bringing benefits such as:

- **Improved aesthetics:** Revitalizing the site with a modern and well-maintained building.
- **Increased foot traffic:** Attracting customers and potentially benefiting other businesses in the area.

To mitigate potential concerns, I suggest the following:

- **Increased waste disposal:** The implementation of additional public rubbish bins in the immediate vicinity of the McDonald's restaurant to encourage responsible waste disposal and minimize litter.
- **Proactive litter management:** McDonald's should take responsibility for cleaning up any litter associated with their brand within a 200-meter radius of the site.
-

I believe these measures will help ensure the harmonious integration of the McDonald's restaurant into the local community.

Thank you for your time and consideration.

Thanks

Regards
Daniel Wedgwood

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 24, 2025 1:22:29 PM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Hannah Petersen <[REDACTED]>
Sent: Thursday, 23 January 2025 5:26 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Mr Girvan

I'm writing to express my concerns as a local resident in the community in relation to the subject development application to build a new 24/7 McDonalds.

The site is located in the main streets of Redfern, corner Regent and Redfern Streets. Redfern is a vibrant community with a significant history, and has managed to retain its local feel and heritage whilst undergoing significant redevelopment. That is not to say that all redevelopment is good development. The proposal to build a 24/7 McDonalds store at this juncture will no doubt negatively impact the many other smaller, unique eateries around the area - there are a number of existing burger restaurants, cafes and restaurants that are cherished by the community - they could very well suffer and lose significant business if the development application is approved. Redfern Street, in particular, is a vibrant local street where many of the locals know each other and support each other's businesses.

Not only does this proposal cause concern for local businesses, it also raises questions around safety and environmental impacts.

If you visit any number of the existing 24/7 McDonalds restaurants located in the central Sydney area, you will almost certainly observe an increase in trash from improperly disposed of food packaging and illegal disposal of rubbish in the streets, as well as an increase in noise and general safety concerns. There is an existing issue in Redfern regarding inadequate trash disposal and street cleaning, which the council is no doubt aware of, with rubbish collections frequently missed resulting in an overflow of rubbish into the streets. This issue should be addressed before considering any approval of a development which is likely to exacerbate the problem. The development application suggests that 2 internal bins will be included in the store, which falls short of the requirements in the waste management plan.

The proposed site is located at an already busy and confusing intersection. The flow of traffic around this intersection already causes chaos for both pedestrians and drivers and there is limited footpath space for pedestrians. I have witnessed many near misses between pedestrians, vehicles and food delivery drivers at this intersection. Parking is already limited, there are many no stopping zones and parking spaces reserved for police use, and insufficient pedestrian space for delivery drivers to park their bikes or vehicles while waiting for orders to be ready without disrupting pedestrian traffic and causing obstruction to people with lower mobility. There is also no vehicle access at the rear of the site and it is not clear how deliveries will be made to the store, further impacting traffic and parking concerns.

To clarify, this is not intended to be by nimbyism - I am in full support of appropriate development in the area, but the proposal ought to consider the local community and the impacts it will have. The existing site is in poor condition and I am not opposed to the site being redeveloped, but it should comply with local planning rules including for proper waste disposal and it should consider the adverse impacts to the profitability of local businesses, safety of residents and traffic and parking concerns. If the site were to be redeveloped appropriately and by a business that will positively contribute to the local community, this feedback would likely be quite different.

Thank you for your consideration.

Kind regards
Hannah Petersen

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 24, 2025 2:23:46 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2024/1218 Letter of Objection

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

From: Nina Szewczyk <[REDACTED]>
Sent: Friday, 24 January 2025 2:11 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: D/2024/1218 Letter of 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.

Dear Madam/Sir,

I am writing as a local resident of Redfern to object the application for the McDonald's development in our suburb. As a resident in the immediate area, I am concerned that if the proposal goes ahead, it will have significant negative impacts on our local community, the independent businesses that make up Redfern, and the historic village feeling of our neighbourhood.

Redfern is a suburb of great historical significance and character, and a large, multinational fast food chain will overpower the valued village feeling of our community. There is a real concern that such a large corporation will undercut the small, local, independent businesses that define our neighbourhood and bring so much life and character to our daily lives.

Furthermore, the 24/7 nature of the proposed McDonald's is of concern. This will undoubtedly attract more pedestrian activity to the area, encouraging more drunken, antisocial, noisy, and possibly dangerous behaviour, especially on weekend nights. The proposed site and surrounding streets are high-density residential areas, and the noise pollution and possible disorderly conduct, particularly at night, will have a disruptive and negative affect on nearby residents. It would be more beneficial for the proposed space to be used in a way that positively brings the people of Redfern together – from green grocers, cafes and bakeries, community centres, or libraries.

Thirdly, it is harmful for our community to encourage the consumption of ultra-processed fast food, as this undermines the overall health and wellbeing of our residents, especially that of children and teenagers. McDonald's advertising specifically targets young children, promoting food that is high in fats, salts, and sugars, and the convenience and affordability of such food will undoubtedly have a negative and ongoing impact on people's health. With ongoing concern for Australia's rising obesity rate, it is imperative that council helps promote the health literacy of our community, and part of this is working to make fresh, nutritious, and healthy meals more accessible, convenient, and affordable.

I believe strongly that the application should be rejected on the grounds listed above. Over the last twenty years, there have been numerous investigations into McDonald's ongoing exploitation of workers, low wages, animal cruelty, and detrimental health impacts. I hope that the matters I have raised will prompt productive discussions and that the application will be refused in order to better support our community and allow the unique village of Redfern to thrive.

I look forward to hearing from you.

Kind regards,
Nina Szewczyk

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

Sent on: Friday, January 24, 2025 2:40:13 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2024/1218

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 wish to make a comment on the abovementioned DA – the link on the website isn't working so I hope this is ok.

I'm a local resident and am strongly against the proposal. Although not included in any of the documents that I opened (which wasn't all of them) I understand that the proposal is for a 24 hours McDonalds.

My concerns are as follows:

- Rubbish; McDonald's rubbish always seems to be prevalent within the vicinity of one of their stores
- Social problems; I'm 100% for longer trade for responsible venues, but McDonald's just seems to attract trouble – look at the one on Parramatta Road in Stanmore, it's disgusting
- Allowing a purveyor of poor quality, nutritionally bereft products masquerading as food to operate in a community that includes a significant portion of disadvantaged individuals is not going to lead to good outcomes
- Support of local business; whilst it may be the case that this franchise is owned by a local, it's still an American franchise; everybody would be better off if local businesses who offer quality products and reasonable prices were supported. Otherwise, it just becomes a fast food strip. There is already a Dominos pizza there, which stinks and attracts lots of those delivery riders who take over the parking and make the footpaths dangerous. Decent businesses will be pushed out and the suburb will become further homogenised.

I'm hearing a lot of community opposition to this proposal and would urge you to consider the consequences of allowing it to go ahead.

Thankyou
Megan

From: Brendan Barry <[REDACTED]> on behalf of Brendan Barry <[REDACTED]> <Brendan Barry <[REDACTED]>
Sent on: Friday, January 24, 2025 6:31:04 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

The proposed 24hr MACDONALD's restaurant planned for the corner of Redfern and Regent street should be rejected.

The fast food outlet is completely inconsistent with character of the local neighbourhood, local retail and small bars and small restaurants in Redfern and Regent street.

The low cost and accessibility of poor quality nutritional value food is likely to exacerbate the health of local low income residents.

Unfortunately such establishments also have a history of encouraging antisocial behaviour posing a threat to local residents and pedestrians at an intersection where its location is situated at the only crossing point between the local rail station and residential and businesses on the East side of Regent Street.

This proposal has already proved contentious and has been largely criticised by local residents.

The proposal should be rejected in its entirety.

Regards

BRENDAN BARRY, (B. Clinical Exercise Physiology, ESSAM, AEP, AES)
Accredited Exercise Physiologist
Accredited Exercise Scientist

m. [REDACTED]
e. [REDACTED]

From: janice king <[REDACTED]> on behalf of janice king <[REDACTED]> <janice king <[REDACTED]>
Sent on: Monday, January 27, 2025 2:38:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

I am a resident of Redfern for 40 years and have seen many changes in the suburb over the years, both good and bad.

The proposed McDonalds restaurant on the corner of Redfern and Regent streets, in my view will not enhance the suburb.

My main objections are:

1. 24 hour operation may well bring antisocial conduct to that area (e.g. additional noise, drinking and/or drug taking, fighting)
especially in the hours around midnight and beyond.

There are many residential buildings in close proximity to the location and the 24 hr opening could encourage use of the premises as a gathering hub when not much else is open, and more importantly, when residents are sleeping.

2. Although not as big a concern as my first point, I feel that there are already a lot of eating and drinking places in Redfern street, including fast food establishments. This is a good thing for the most part for the area.

However, having a large number of such places in one area (western end of Redfern Street) does tend to alter the character of the street and may become the dominant theme of the that part of the street over time. This would be a shame for the area and create an unbalanced and unattractive theme for Redfern street should the McDonalds DA be approved.

Janice King

Sent from my Galaxy

From: Abdelrahman Ahmed <[REDACTED]> on behalf of Abdelrahman Ahmed <[REDACTED]>
<Abdelrahman.Ahmed@cityofsydney.nsw.gov.au>
Sent on: Monday, January 27, 2025 12:23:24 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 the McDonald's Development on Redfern Street

As a local resident in Redfern, I strongly object to the proposed development on Redfern Street.

Vibes & Character

The site being proposed is quite large and very prominent as the gateway to the street, having a Maccas just seems to heavily interfere with the vibe of the street. Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. A McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

Existing Fast Food Places

There are three existing McDonald's in close proximity, two of them are within 15min walking distance. There is one in Ultimo and Waterloo, and another one slightly further away in Green Square. It does not seem like the area is begging for yet another Maccas.

There are also at least 3 existing burger joints right in this area. Mr Charlie's (right next to the proposed site), Huxtaburger right across the road from proposed site and Big Daddy's Burger which is just across the Redfern Police station. I am probably missing other ones. That is only mentioning the specifically 'burger places' and not fast food generally, e.g. Dominos.

It also strikes me as quite petty for Maccas to decide to try and open shop right next to a vegan burger place that has been deemed the 'Vegan Maccas', most likely why they picked the location to probably put them out of business.

Community & Environmental Impacts

Aside from the fact that of it being a McDonald's, going for a 24/7 plan as well despite the area not being classified as a special entertainment precinct where nothing is open for 24/7, even the Dominos closes shop at 1am seems to me that it will make the noise problems even worse. I expect this will also add more vehicle and foot traffic, and increase the amount of delivery in an already busy area / busy foot paths.

If you have ever been to the McDonald's in Broadway, you would also know that McDonald's typically generates significant waste, worsening local litter issues and straining waste management. The resulting mess would impact the area's appearance and may attract pests.

Alternative Suggestions

As a local resident, I am not opposed to **anything** opening in that area but would rather someone opens that is actually needed / wanted by the local community

I think the area is sufficiently full of cafes, fast food and restaurants personally, not every site has to become a venue for food/drink. I would be open for the council to consider re-use of the site for independent businesses, or to support community focused enterprises instead. For example, something like 107 Projects, Redfern Street or similar creative

spaces (Nest Creative Space, 14 Vine Street).

Conclusion

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

From: Philippa Mylchreest <[REDACTED]> on behalf of Philippa Mylchreest
<[REDACTED]> <Philippa.Mylchreest@[REDACTED]>
Sent on: Monday, January 27, 2025 2:05:48 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 own an apartment at 87A Regent Street in Redfern, about 100 metres from this proposed development.

I would like to voice my objection to this development. I am concerned about the noise, smells and additional traffic. It is already nearly impossible to park anywhere in the area. There are significant issues with drunk and drug affected people in the street, and in my opinion, a 24 hour McDonalds is only going to make this worse, and exacerbate personal safety issues for people (and particularly women) in the street by attracting more antisocial people to the area late at night.

There are several McDonald's within easy walking distance (Alexandria and railway square). There is simply no need for this McDonalds, which will damage the character of the suburb and exacerbate existing social issues.

Sent from my iPhone

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

Sent on: Sunday, January 26, 2025 11:23:32 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2024/1218 Submission - 153 Redfern Street REDFERN NSW 2016 by SLR CONSULTING

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 the proposed fitout for a McDonald's Restaurant at 153 Redfern Street REDFERN NSW 2016 on the grounds that such a venue would be detrimental to the amenity of the neighbourhood.

Putting a McDonalds in this area will encourage non-savoury characters to linger and littler the surrounding areas.

We already have enough problems with people screaming/fighting/pissing and shitting (and leaving used needles on the ground) all through the night in our streets and zero support from council.

McDonalds will increase the existing problems we have here.

Sorry if you find some of my words offensive, but there is no way to sugarcoat the issue. This is the harsh reality of what we have to see and smell on a daily basis.

Troy

From: David Peterson <[REDACTED]> on behalf of David Peterson
<[REDACTED]> <David Peterson <[REDACTED]>
Sent on: Monday, January 27, 2025 2:21:53 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: RE: Objection to Development Application [D/2024/1218] - Proposed McDonald's Restaurant 153 Redfern Street, Redfern 2016

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: Mathew Girvan
RE: Objection to Development Application [D/2024/1218] - Proposed McDonald's Restaurant 153 Redfern Street, Redfern 2016
From : David Peterson and Fiona Mackenzie

We are writing to object to the DA submitted by McDonald's Australia for a new restaurant on Redfern Street, Redfern. We are local residents of 30 years and are very concerned about the negative impacts this development would have on our community's character, local businesses, and public amenity.

Character and Heritage Impact

Redfern Street has undergone a careful transformation over the past 15 years, developing into a vibrant village atmosphere characterised by independent businesses, small bars, and quality restaurants. The proposed McDonald's development would be incompatible with this established character and would undermine the progress made in creating a distinctive local identity. The standardized corporate design elements typical of McDonald's restaurants would detract from the street's evolving urban village aesthetic.

Social Impact and Community Wellbeing

The proposed location is particularly sensitive given its proximity to:

- Inner Sydney High School.
- Jarjum primary school.
- Significant social housing populations.

The introduction of a large fast-food chain could disproportionately impact vulnerable community members, particularly school children. Research has shown that the presence of fast-food outlets near schools can influence students' dietary choices and health outcomes.

24 hr service will likely create additional security problems

Market Saturation and Economic Impact

The proposal is unnecessary and potentially harmful to local business for several reasons:
There are already five specialist hamburger establishments operating successfully in the vicinity.
An existing McDonald's operates just 1.6km away in Waterloo.
The area is already well-served by McDonald's delivery services via platforms like Uber Eats.

The introduction of a large corporate chain would likely impact the viability of existing local food businesses, many of which are small, family-owned operations that contribute to the area's unique character.

Environmental Concerns

Our community already faces significant challenges with street litter, which notably increased following the opening of Domino's Pizza. McDonald's restaurants typically generate substantial waste through packaging and disposable items. This would likely:
Increase pressure on local waste management services.
Add to street litter problems.
Impact the visual amenity of the area.
Potentially attract vermin.

Increase the burden on local council cleaning services.

Traffic and Amenity

The proposed development would likely:

Increase vehicle traffic for both customers and delivery services.

Create additional noise, particularly during late-night hours.

Generate additional foot traffic during school hours.

Impact local parking availability.

Alternative Suggestions

Rather than approving this development, we urge the Council to consider:

1. Encouraging the adaptive reuse of the building for local, independent businesses.
2. Supporting developments that align with the existing village character.
3. Prioritising businesses that contribute to the area's cultural diversity and community values.

Conclusion

While we recognise the need for economic development in our area, this proposal does not align with the community's interests or the careful development of Redfern Street's character over the past decade. The negative impacts on local businesses, community health, environmental cleanliness, and neighbourhood character far outweigh any potential benefits.

We respectfully request that Council reject this development application.

Yours faithfully

David Peterson

Fiona Mackenzie

Get [Outlook for iOS](#)

From: Kara Markie <[REDACTED]> on behalf of Kara Markie <[REDACTED]> <Kara Markie <[REDACTED]>
Sent on: Monday, January 27, 2025 6:41:08 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to D/2024/1218

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 Kara Markie, council rate payer of 22/52-60 Renwick St, Redfern, I am vehemently opposed the DA for a 24/7 McDonalds on the cnr Redfern St & Regent St.

There is already a McDonalds less than 1km less & 10 mins walk on the cnr Botany & McEvoy, in a more appropriate mix of industrial, commercial & less residential compared to the centre of Redfern village.

There is already enough fast food & take away in Redfern.

The last thing Redfern village needs is more take away food rubbish littering the surrounding streets along with 24/7 noise and disturbance.

Redfern is loved for its strong sense of community and needs to remain as such.

Kind Regards
Kara Markie

From: Ian McMaugh <[REDACTED]> on behalf of Ian McMaugh <[REDACTED]> <Ian
McMaugh <[REDACTED]>
Sent on: Monday, January 27, 2025 2:08:32 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: re: DA2024/1218, Att: M. Girvan
Attachments: Letter to Council.pdf (18.45 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 DA SUBMISSION D/2024/1218

ATTENTION: Matthew Girvan

I should like to object to the submission on the following grounds.

Firstly, no DA notice has been posted on the proposed development site. Surely that is a legal requirement.

#The proposed development would impact on traffic and pedestrian safety on an already precariously busy corner.

MacDonalds is an ill-fitting business for Redfern's community which is becoming more and more a haven for independent, interesting and niche businesses . This is a trend which should be lauded and encouraged, strengthening the village feel of Redfern . The introduction of a fast-food mega chain business would be discordant with this ambience and impact financially on the local small businesses.

The argument that a MacDonalds would be a great amenity for the burgeoning population due to the new high rise developments is inappropriate. Already there are a formidable number of cafes, restaurants, take-aways, pub restaurants and supermarkets capable of catering to the community's population. A count has revealed that there are approximately 60 such businesses in the immediate vicinity. Furthermore, online services such as Uber Eats and Deliveroo have always been alternative platforms for the time-poor.

Consumption of junk food should not be encouraged in vulnerable communities. The residents of the housing commission complexes and school children would be at risk of having their diets seriously compromised.

The demographic of the average McDonalds customer is one who disregards environmental and ecological concerns .A cursory glance around Sydney streets reveals a high volume of MacDonalds litter: bags, boxes, straws, wrappers, drink containers and leftover food. This would impact on waste management services as well as the visual amenity of the neighbourhood of Redfern, in particular, the small park adjacent to the proposed development.

Lastly, a similar proposal by MacDonalds was submitted to Marrickville Council in 2023. The community's objections were acknowledged by the Council and the proposal was rejected. We are also hoping that City of Sydney Council will also listen to the village voice.

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

<[REDACTED]> <Alexa.Wyatt@[REDACTED]>

Sent on: Friday, January 24, 2025 10:33:46 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

I wish to register my strong objection to this DA, for several reasons.

The documentation for this DA provided by the applicant is flawed and contains many factual errors. For example, the plan of management refers to CCTV in the car park, when no carpark exists; and the waste management plan refers to rear lane access for the waste disposal area, which is indicated in Figure 1 of that document, when in fact no rear lane access exists and Figure 1 clearly shows the waste disposal area adjacent to the main public entrance on Redfern Street.

Fundamental flaws such as this indicate the probability of more factual errors and demonstrate a contemptuous 'cut and paste' approach to the DA by the applicant. The photograph on the cover page of the plan of management document for McDonalds Redfern depicts a suburban location of the franchise surrounded by a carpark! It bears no resemblance whatsoever to the particularities of this location. Such sloppy documentation is simply not good enough.

I have made a thorough search of the documents provided and nowhere is there adequate information regarding waste disposal and bin emptying procedures by rubbish trucks, where the bins will be placed (presumably on the footpath as there is nowhere else to put them), and what measures are in place to address overflowing - the waste management report bases bin usage on waste generated by McDonalds only. It is profoundly naive to think that bins lining the footpath (there is simply nowhere else to put them) will not be filled by rubbish from elsewhere. Where exactly will the rubbish trucks be stopping to empty these bins? The site is on a very busy corner of a 2-lane road on the Redfern Street side of the site (the gutter lane devoted to parking until very near the intersection with Regent St), and the Cope Street frontage is pedestrian only. Therefore, rubbish trucks will be stopping on Redfern Street to empty the bins - this is a major vehicular route to Regent Street, and a major pedestrian route through to Redfern Station. Not one document addresses the traffic management issues this will create on a busy intersection, nor pedestrian safety issues of rubbish trucks emptying large wheelie bins on a busy pedestrian thoroughfare.

I am also deeply concerned about the impacts of a 24-hour operation which I do not consider appropriate for this location, given that in the absence of any other 24-hour operations nearby, people will congregate on what is a thoroughfare to Redfern Station and bus stops. For late night travellers I believe this poses a safety issue. None of the documents refer to any consultation with local police regarding late night street safety issues in the area. It is profoundly irresponsible to propose a 24-hour operation without consulting law enforcement agencies in an area that historically has struggled with street crime.

As a long-term resident of Redfern (over 23 years) I have seen profound changes in the neighbourhood, especially in terms of the vibrancy and dynamism of the small businesses, bars and restaurants which have revitalised Redfern Street. The essence of that street is the individual, unique, stand-alone businesses - apart from Dominoes there are no franchise chain businesses. This is what gives the street its priceless local neighbourhood feel, instead of being a soulless strip of fast-food chain stores - franchises who by economies of scale squeeze out individual businesses who cannot afford to compete. The vibrancy of Redfern Street will not benefit from a McDonalds in this regard and will no doubt adversely impact the diverse local venues who simply cannot compete with a global franchise's cheaper prices.

It is that last point that is of particular concern to me. Regardless of whatever claims McDonalds may attempt to make about providing healthy food options, their business is based on burgers, fries and soft drinks - none of which

offer nutritional value and encourage unhealthy eating, given the cheap prices, in an area with a large socio-economically disadvantaged population and its incumbent associated health issues. McDonald's cheap prices make these people easy targets for "food" with almost no nutritional value whatsoever, perpetuating health and lifestyle impacts.

For all these reasons, I urge council to reject this DA.

Yours sincerely

Alexa Wyatt

From: Fin Cornelius <[REDACTED]> on behalf of Fin Cornelius <[REDACTED]> <Fin Cornelius <[REDACTED]>
Sent on: Sunday, January 26, 2025 8:02:34 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 just had some feedback on the development proposal of the 24/7 McDonald's on the corner of Redfern St and Regent St.

I have not been in Redfern for long, but I have already see the impact of having a chain fast food restaurant in Refern with Dominos. It causes a lot of rubbish and litter, which in turn brings in rats and birds.

If the 24 hour McDonalds goes ahead, I fear that it will create that same problem at the busy intersection of Redfern and Regent, and along Cope St and the Jack Floyd Reserve.

I also believe that this will put a strain on the small businesses that operate within the area, as who can compete with a \$2 cheeseburger.

Lastly, with the demand of online ordering platforms like UberEats and Deliveroo, this is going to cause a lot of traffic by the way of cars, motorcycles and bicycles. The cars and motorcycles will end up causing traffic since there is no sufficient nearby parking, and bicycles impeding the footpath. There is already a large amount of ebikes left streetside in Redfern and this is only add to that problem.

Personally, I believe this has no good place in Redfern, especially with there being McDonalds very close by (Waterloo 1km and Ultimo 1km).

That being said, if it does go through I do hope that it has similar operating hours to other places in the area (closing at 10pm), as I strongly believe that the 24 hour operating hours will only strain public resources like policing and waste management.

Thank you for reading,

Regards,
Fin Cornelius

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

<[REDACTED]> <Adam Collier <[REDACTED]>

Sent on: Friday, January 24, 2025 7:55:14 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I'm writing to you in regards to opposing the 24/7 McDonalds application (D/2024/1218)

I'm a Redfern resident with a unit i own across the road from the proposed location (Lawson Square is where my property is).

Redfern has enormous potential as a thriving suburb but after living there for a number of years, there are a few key things holding it back:

- 1) lack of rubbish collection and public bins - i've personally had to get up early and clean rubbish off the streets as it was getting out of control around the lawson square and train station area
- 2) Percentage of the Redfern population who live in bad social housing environments. (Currently being fixed by the major the waterloo redevelopment but will take ~10 years to fully enhance the area)
- 3) Petty crime

Adding a 24/7 McDonalds i believe will directly and negatively impact all 3 points further.

- 1) It is well documented the impact McDonalds waste has on surrounding areas. This is not directly McDonalds but the people who go and litter. If the proposal goes ahead, there needs to be some local mitigants such as on the spot \$250 fines for littering etc as our streets in redfern can't cope with anymore waste or litter piling up. Take a walk around the suburb and you will see the issue first hand.
- 2) The social housing residents of redfern already suffer enough, particularly the children. It's this demographic that is going to be a large portion of mcdonalds clientele, Poor quality, cheap food in the area should not be encouraged as it will be consumed by the most vulnerable without proper education to understand what this food is doing to their health.
- 3) 24/7 premises attract unsavoury behaviour. Redfern already has a big problem with intoxicated people roaming the streets and yelling out and abusing people (particularly women), this is likely going to create a hot spot for these people as it will be the only 24/7 all hours location in redfern

It is also against the village vibe of Redfern. The building is in need of repair and is a known eye sore in the area. The current owner has neglected a prominent location so the building is in desperate need of a revamp, but it should be more in line with a village vibe,

Thank you for your time.

Kindest regards,

Adam

From: Gail D'Arcy <[REDACTED]> on behalf of Gail D'Arcy <[REDACTED]> <Gail D'Arcy <[REDACTED]>>
Sent on: Saturday, January 25, 2025 2:10:22 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: cmoore@cityofsydney.nsw.gov.au; Sellsmore@cityofsydney.nsw.gov.au; LGannon@cityofsydney.nsw.gov.au; rkok@cityofsydney.nsw.gov.au; ZMaxwell@cityofsydney.nsw.gov.au; jmiller@cityofsydney.nsw.gov.au; MThompson@cityofsydney.nsw.gov.au; YWeldon@cityofsydney.nsw.gov.au; mitchwilson@cityofsydney.nsw.gov.au; AWorling@cityofsydney.nsw.gov.au; [REDACTED]
Subject: MCDONALD'S IN REDFERN? PLEASE SAY NO. Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

RE: Opposition to Development Application - Proposed McDonald's Restaurant, Redfern Street

I write to express my strong opposition to the development application for a McDonald's restaurant on Redfern Street. This proposal threatens the character and amenity of our neighbourhood on multiple levels.

Community Character and Heritage

Redfern Street has undergone a thoughtful transformation in recent years, developing into a vibrant community hub characterised by:

- Independent, locally-owned businesses.
- Cultural diversity and Indigenous heritage.
- Small-scale hospitality venues.
- A strong "village" atmosphere that supports community connection.

The introduction of a large corporate chain would fundamentally disrupt this carefully cultivated local character. The standardised corporate design, signage, and operation model of McDonald's stands in stark contrast to the unique identity our street has developed.

Social and Economic Impact

The proposed location is particularly sensitive given its proximity to:

- Jarjum Indigenous primary school.
- Inner Sydney High School.
- Substantial social housing populations.
- At least four existing small burger restaurants – Huxtaburger, Big Daddy Burger, Mr Charlie's, Suburgia, plus there are burgers available at all the pubs and the fish and chip shop less than 200 metres away in George Street.
- Multiple small food businesses.

The viability of our local businesses, many of which are family-owned and enterprises that contribute to **the street's character, would be threatened by this development.** Moreover, the existing McDonald's in Waterloo (1.6km away) already adequately serves the area, including via delivery services.

Trading Hours and Residential Amenity

The proposed extended trading hours are inappropriate for what is fundamentally a residential neighbourhood. Unlike entertainment precincts such as Oxford Street or Kings Cross, **Redfern is home to a diverse residential community** including families, elderly residents, and social housing tenants.

Extended trading would:

- Generate unnecessary noise and disruption.
- Attract late-night crowds from other areas.
- Impact resident safety and comfort.
- Increase traffic during typically quiet periods.

Environmental and Infrastructure Impact

Our community already faces significant challenges with:

- Street litter from existing takeaway establishments.
- Pressure on waste management services.
- Traffic congestion.
- Limited parking availability.
- Loading zone conflicts.

A McDonald's operation would substantially exacerbate these issues through:

- High-volume packaging waste.
- Increased delivery vehicle traffic.
- Additional waste management requirements.
- Greater pressure on street cleaning services.
- Potential vermin issues.

Community Health Considerations

The proximity to schools and youth facilities raises concerns about:

- The influence on children's dietary choices.
- The impact on vulnerable community members.
- The message sent about our community's health priorities
- The contradiction with local health initiatives.

Alternative Vision

Rather than this inappropriate development, Council should encourage:

1. Adaptive reuse that maintains the street's character.
2. Businesses that strengthen our community connections.
3. Developments that support local entrepreneurship.
4. Venues that respect residential amenity.
5. Enterprises that contribute to our unique village atmosphere.

The Cumulative Impact

While any single issue might seem manageable in isolation, the combined effect of:

- Corporate standardisation in a village setting;
- Environmental impact;
- Pressure on local businesses;
- Extended trading in a residential area;
- Impact on community health; and
- Infrastructure strain

would fundamentally alter the character and functionality of our neighbourhood.

For these reasons, I strongly urge Council to reject this development application as inappropriate for our community. Thank you for reading.

Yours sincerely,
Gail D'Arcy

Gail D'Arcy

The D'Arcy Partnership Pty Ltd

M: [REDACTED]

PO Box 725, Strawberry Hills, NSW 2012

www.darcypr.com

this email. If you receive this email in error please contact the sender and destroy the original.

From: Nicola Bridle <[REDACTED]> on behalf of Nicola Bridle <[REDACTED]> <Nicola Bridle
<[REDACTED]>
Sent on: Monday, January 27, 2025 2:44:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2024/1218 (153 Redfern Street REDFERN)

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 comment on, and strongly oppose the proposal for a 24/7 McDonalds in Redfern (D/2024/1218).

I disagree with the Heritage Impact Statement. The character of the Redfern Estate Heritage Conservation Area will NOT be retained and conserved with the addition of a 24/7 McDonalds fast food restaurant. Redfern's high street is a unique blend of businesses and local community venues which reflect the diverse and local character of the neighbourhood. It will not be enhanced by a multinational eatery pumping out ultra processed foods 24/7. I also have concerns about their waste management processes. Wherever McDonalds sets up shop, litter and debris follows.

kind regards,
Nicola Bridle

From: Rhiannon Folpp <[REDACTED]> on behalf of Rhiannon Folpp
<[REDACTED]> <Rhiannon.Folpp@[REDACTED]>

Sent on: Sunday, January 26, 2025 10:18:58 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 DA submission number: D/2024/1218

On the grounds that it is unethical and unnecessary to place a fast food chain in a low socio economic area where it will contribute to the poor health and financial impacts of vulnerable people in our community. It is also already within a 1km radius of an already existing McDonald's site. It is an unnecessary and gross addition that is opportunistic and a blatant disregard of the existing values of the current community.

We don't want a McDonald's. We don't need another McDonald's. Do better.

Sent from my iPhone

From: Robert Barry <[REDACTED]> on behalf of Robert Barry <[REDACTED]> <Robert Barry <[REDACTED]>
Sent on: Tuesday, January 28, 2025 9:47:36 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

At it's heart Redfern is a residential community supported by a large number of small businesses. A significant number of these business are hospitality enterprises. I object to the proposed McDonald's development on the following grounds:

- Economic harm to existing small businesses
- Nature of business and hours of operation inconsistent with a residential community
- Detrimental to the community amenity
- Development inconsistent with the Council's Strategic Plan

Economic Harm

I have been a resident of Redfern for 36 years and I have seen various 'developments' that have been detrimental to the community and the overall amenity of the suburb.

Redfern Street has historically been the economic hub of Redfern. Initially it was literally a 'community village'. There was an array of small business that you would traditionally find in a small retail hub. In the 1980s these included a butcher, fruit and vegetable retailer, restaurants and an assortment of retail business offering a wide range of products and services.

In the 1990s these community focussed businesses were replaced with 'outlet stores' and 'seconds' retailers. Redfern Street then slowly deteriorated into a wasteland of vacant premises all shuttered. The area was very unattractive.

In recent years with the support of the City of Sydney Redfern has once again started to come alive with new small businesses investing in the community. The proprietors of these businesses are the ones that have created what is now an appealing precinct. Many of these businesses are in the hospitality sector and will suffer economic harm with the opening of a multi-national fast-food conglomerate such as McDonald's.

McDonald's business model is to build market share and profit and not invest in our local community. Their aim will be to take business away from existing small business who have invested in this community for a long time.

Approval of this development will result in existing businesses suffering economic harm and, in some cases, result in closure.

Nature of Business and Hours of Operation

Redfern is a residential community, not an 'entertainment hub'. A 24/7 McDonald's is inconsistent with a residential area.

A McDonald's enterprise will not bring any economic or social benefit to the area.

Non-residents are currently attracted to the area to support the local bars, cafes and restaurants in a heritage area. The McDonald's franchise will destroy the heritage amenity of the local surroundings.

The scale of the operation, prime corner position and advertising are all clear indicators the business is appealing to passing road traffic, not foot traffic.

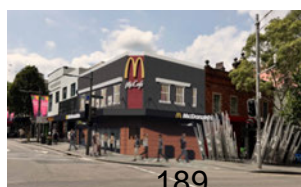
Detrimental to the Community

Any 24/7 operation is going to draw to the area non-residents who late at night will have nothing else to do than loiter.

This business will impact traffic flow as there is no parking and this will result in attempts to 'double park', take up approaches to the traffic lights and impact nearby bus stands. These hazards will occur regardless of the hours of operation.

Vehicles approaching from the north along Regent Street and from the east along Redfern Street will have no safe means of accessing the site without causing significant disruption and become dangerous for pedestrians.

The proposed design of the building and associated advertising can at best be described as 'visual pollution' and have no other aim than to be marketing for a multi-national. This is contrary to the heritage nature of the surrounding area.



McDonald's as a business enterprise historically have not been able to manage their patrons disposing of takeaway packaging responsibly. There is nothing in their business model to mitigate this. It will be a given that McDonald's packaging will not be disposed of responsibly in the area. The packaging will end up in local streets and close by parks placing the responsibility on to Council to clean this up.

Inconsistent with City of Sydney Strategic Plan

A McDonald's operation in Redfern is inconsistent with the Council's stated objectives on the following grounds:

- Council states that they aim to support the community
 - How does supporting a conglomerate such as McDonald's benefit the many local business that will lose business because of this development
- City of Sydney wants to look after the environment
 - McDonald's have not been able to adequately solve the problem of the packaging that their patrons do not dispose of appropriately or responsibly.
- Look after old and special places in Sydney
 - Redfern is special and old, its character should be preserved
- Enable residents to access 'healthy' food options
 - We do not need another McDonald's when there is multiple alternate McDonald's in close proximity to the proposed development (Waterloo, Green Square, Haymarket, Broadway, Central Sydney)

If you would like to discuss my concerns further I would be happy to.

Kind regards,

Robert

Robert Barry

44 Pitt Street, Redfern, NSW 2016

Ph: [REDACTED]
[REDACTED]

From: Tyson Donnelly <[REDACTED]> on behalf of Tyson Donnelly
<[REDACTED]> <Tyson Donnelly <[REDACTED]>
Sent on: Monday, January 27, 2025 10:25:11 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 object to the new planning proposal for the McDonald's on the corner on Redfern and Regent st.

While I think that style of fast food restaurant is not keeping with the needs of the neighbourhood the biggest issue is the proposed 24 hours opening times.

These opening hours will attract negative behaviour to the area, even now around midnight there is plenty of yelling and carrying on around that corner which can be heard high up into the surrounding high rise buildings. A venue attracting drunk people from 12am-4am in particular over a weekend period will only add to the noise issues / rubbish of the area.

More so there are two existing McDonald within 10 min of this location and it feels unnecessary to open yet another.

If you are not going to reject the application, at the very least the opening hours need to reflect the local area. It is not a 24/7 hub.

Thank you

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

Sent on: Saturday, January 25, 2025 9:57:29 AM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Maggie McKelvey <[REDACTED]>

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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/2024/1218] - Proposed McDonald's Restaurant 153 Redfern Street, Redfern 2016
I am writing to formally object to the development application submitted by McDonald's Australia for a new restaurant on Redfern Street, Redfern. As a local resident, I have serious concerns about the negative impacts this development would have on our community's character, local businesses, and public amenity.

Character and Heritage Impact

Redfern Street has undergone a careful transformation over the past 15 years, developing into a vibrant village atmosphere characterised by independent businesses, small bars, and quality restaurants. The proposed McDonald's development would be incompatible with this established character and would undermine the progress made in creating a distinctive local identity. The standardized corporate design elements typical of McDonald's restaurants would detract from the street's evolving urban village aesthetic.

Social Impact and Community Wellbeing

The proposed location is particularly sensitive given its proximity to:

- Inner Sydney High School.
- Jarjum primary school.
- Significant social housing populations.

The introduction of a large fast-food chain could disproportionately impact vulnerable community members, particularly school children. Research has shown that the presence of fast-food outlets near schools can influence students' dietary choices and health outcomes.

Market Saturation and Economic Impact

The proposal is unnecessary and potentially harmful to local business for several reasons:

There are already five specialist hamburger establishments operating successfully in the vicinity.

An existing McDonald's operates just 1.6km away in Waterloo.

The area is already well-served by McDonald's delivery services via platforms like Uber Eats.

The introduction of a large corporate chain would likely impact the viability of existing local food businesses, many of which are small, family-owned operations that contribute to the area's unique character.

Environmental Concerns

Our community already faces significant challenges with street litter, which notably increased following the opening of Domino's Pizza. McDonald's restaurants typically generate substantial waste through packaging and disposable items. This would likely:

- Increase pressure on local waste management services.
- Add to street litter problems.
- Impact the visual amenity of the area.
- Potentially attract vermin.
- Increase the burden on local council cleaning services.

Traffic and Amenity

The proposed development would likely:

- Increase vehicle traffic for both customers and delivery services.
- Create additional noise, particularly during late-night hours.
- Generate additional foot traffic during school hours.
- Impact local parking availability.

Alternative Suggestions

Rather than approving this development, I urge the Council to consider:

1. Encouraging the adaptive reuse of the building for local, independent businesses.
2. Supporting developments that align with the existing village character.
3. Prioritising businesses that contribute to the area's cultural diversity and community values.

Conclusion

While I recognise the need for economic development in our area, this proposal does not align with the community's interests or the careful development of Redfern Street's character over the past decade. The negative impacts on local businesses, community health,

environmental cleanliness, and neighbourhood character far outweigh any potential benefits.

As a 40 plus year resident of Redfern I respectfully request that Council reject this development application.

Margaret McKelvey
1 William St
Redfern NSW 2016

From: Farzad Khoshhal-manshadi <[REDACTED]> on behalf of Farzad Khoshhal-manshadi
<[REDACTED]> <Farzad Khoshhal-manshadi <[REDACTED]>
Sent on: Sunday, January 26, 2025 1:28:47 AM
To: council@cityofsydney.nsw.gov.au
Subject: Development Application [D/2024/1218] - Redfern McDonald's Restaurant

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 pleading with you to please reject this application and preserve this beautiful building as it is, with its marvellous peeled paint walls. I will wish for this building to find a business that is of benefit to community such as a tobacconist business to add to the already wonderful dozens of tobacconist businesses in Redfern street. You should listen to petition from community and keep the village character of Redfern. There is huge demand in Redfern for cigarettes so we need another tobacco shop so we can have options. People can make burger at home but making a good smelling cigarette is difficult.

The nearby Waterloo metro station smells of sewerage at times and having people sitting around the station and smoking cigarettes will also help cover the smell of sewerage coming out of the station.

From: Heidi Forbes <[REDACTED]> on behalf of Heidi Forbes <[REDACTED]> <Heidi Forbes <[REDACTED]>
Sent on: Monday, January 27, 2025 2:46:50 PM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to Development Application [D/2024/1218] - Redfern McDonald's Restaurant

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 am lodging an objection to McDonald's Development on Redfern Street. As a local resident, I strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of the Redfern community, local businesses, and public wellbeing.

Redfern has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. A McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community. There is an opportunity for Redfern Street to remain and develop further into a unique suburb building on its cultural heritage and diversity rather than it becoming a homogenous corporate outpost.

The site is close to Inner Sydney High School, Jarjum Primary School and social housing areas. Introducing a McDonald's here would accelerate poor cheap dietary choices across the community.

There is already an existing McDonald's only 1.6 km away in Waterloo. McDonald's already delivers to the area via services like Uber Eats. This proposal threatens the viability of small, local businesses especially restaurants.

The proposed development would increase vehicle traffic and delivery noise, especially late-night. Create additional foot traffic around schools and late at night. Cause parking issues in an already crowded area.

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

Yours sincerely
Heidi Forbes
12 Morehead Street
Redfern 2016

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

Sent on: Sunday, January 26, 2025 10:02:17 AM

To: council@cityofsydney.nsw.gov.au

Subject: D/2024/1218

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 Matthew Girvan,

I am making contact in regards to D/2024/1218 on behalf of a sizeable group of concerned residents.

The local community has significant urban planning concerns given impact on community, amenity, safety and heritage. The DA seems to be in contravention of Development Control Plans (DCP 20012), the Redfern Estate Heritage Conservation Area (Statement of Environmental Effects), and Article 1 of The Burra Charter. Furthermore, the proposed plans do not meet criteria set out in the Waste Management report. Finally, given the precedence of such a business operating 24hrs, we are shocked to see there has been no police or community engagement.

We have requested a meeting with Matthew Girvan to understand Council's thinking. We are able to meet at any time, in person or by online meeting. We note the deadline for submissions is 06/02/2025 so we request your support as a matter of urgency.

Sincerely

Phyllis Anne Draeger
13-17 Cope Street
Redfern. 2016
Mb [REDACTED]

Sent from my iPhone

From: [REDACTED] on behalf of [REDACTED]

Sent on: Tuesday, January 28, 2025 11:35:31 AM

To: DAsubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 wish to make an **objection** to D/2024/1218. In order to maintain my privacy, **it would be appreciated if identifying information (such as my name, email address, phone number and address/property ownership) could be withheld from publication**; I understand that the remainder of my submission will be published publicly.

As an owner of a property at [REDACTED] Redfern, I wish to object to D/2024/1218 submitted by SLR Consulting for the proposed 24 hours McDonalds food and drink premises on the following grounds:

- **Increased Traffic and Congestion:** The proposal is likely to result in a significant increase in traffic volumes in the surrounding area, particularly during peak periods. This could exacerbate existing congestion issues and create safety concerns for pedestrians and local residents.
- **Noise Pollution:** A 24-hour operation will generate continuous noise, including from vehicles, customers, and deliveries, which could negatively impact the amenity of nearby residential areas, especially during late-night hours.
- **Public Amenity and Litter:**
 - The establishment has only 12 seats, meaning customers will likely consume food in the streets, decreasing public amenity and increasing rubbish in the area.
 - There is only room for a single garbage bin inside the restaurant for customer use. This lack of adequate waste disposal facilities will lead to rubbish being discarded in the streets, further degrading the area's cleanliness and attractiveness.
 - The Plan of Management notes that litter patrols will be conducted only three times within a 24-hour period. This frequency is insufficient for a restaurant of this scale and capacity and should be increased to hourly.
- **Parking and Safety Concerns:**
 - There is no provision for car parking or dedicated bike parking, which is insufficient to meet the demand of food delivery riders. Riders will be forced to park on footpaths, obstructing pedestrian access and increasing safety hazards for the public.
 - The Plan of Management fails to address how bike parking will be managed or how public amenity will be maintained with regard to footpath access.
- **Physical Security:** The Plan of Management does not adequately address how physical security measures will be used to ensure the safety of staff and the public. For a restaurant of this scale and capacity, there should be a mandated in-person security presence during all trading hours to mitigate potential safety risks.
- **Waste Management:**
 - The Waste Management Plan has failed to make it clear how waste (including used oil, food scraps, and general waste) will be removed from the premises during the 'Operation' phase.
 - Given that there is no direct access to Regent Street and the Redfern Street frontage is designated as 'No Stopping,' it is unclear how waste removal will be conducted without compromising public safety and amenity.
- **Impact on Local Businesses:** The introduction of a large-scale fast food chain may undermine smaller, locally owned food and drink businesses, which are integral to the community's identity and economic diversity.
- **Adverse Impact on the Character of the Area:** The proposed development may not align with the existing character of the area, which prioritises community-oriented spaces and quiet enjoyment by residents.

I urge the council to carefully consider these concerns, which highlight the significant and detrimental impacts this

development would have on the community and the local area.

Regards,

[REDACTED]

Owner: [REDACTED] Redfern NSW 2016

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

Sent on: Monday, January 27, 2025 1:26:09 PM

To: council@cityofsydney.nsw.gov.au

Subject: Objection to D/D D/1224/1218 for 153 Redfern street Redfern.

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 a Resident of William Street Redfern, I am objecting to this D/A. I consider adding a McDonalds outlet, can't bring myself to call it a restaurant, will have a negative impact to this area. This site is close to existing outlets on Broadway and McEvoy street so adding another seems so unnecessary, also to consider are extra traffic, rubbish and anti social behaviour that these sort of businesses attract. Sydney city council is very pro this Heritage area when it suits so I hope in this case that will be a consideration.

A few years ago I applied to council to reinstate a Victorian Iron fence to the front of my property and this application was denied on the grounds that my provider wanted to use galvanised Iron, which everyone else before and since has used for their new Victorian fence, and not wrought iron. So it was ok for my shocking old brick 70's fence to exist on my heritage Victorian House. I just hope the same sort of mistake is not made when considering this application.

Thank you, Bronwyn Jones

37 William Street

Redfern

January 27th 2025

Makrina Poljakova

From: Tracy James <[REDACTED]>
Sent: Monday, 10 February 2025 11:21 AM
To: DASubmissions
Subject: Re: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

Follow Up Flag: Follow up
Flag Status: Completed

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 D/2024/1218 - 153 Redfern Street REDFERN NSW 2016

Dear Matthew

I have been a resident of Redfern for 20 years, living on George Street, and I want to expand on my previous submission regarding this development application. I have serious concerns about the proposed McDonald's and its potential impact on our community.

Over the past two decades, I have witnessed significant positive changes in Redfern. There was a time when taxi drivers refused to pick up or drop off due to the area's dangerous reputation. Walking home from the train station after dark felt unsafe. However, thanks to the efforts of the City of Sydney Council and community initiatives—such as those led by the local Indigenous organisation, Tribal Warrior—Redfern has transformed into a safer, more vibrant neighbourhood. Crime rates have declined, and there is now a growing sense of community pride.

The improvement of parks, footpaths, and streetscapes has fostered a thriving local economy, with independent businesses—cafés, restaurants, pubs, and bars—bringing new life to the area. Many of these small businesses already struggle to survive, and the introduction of a large commercial chain like McDonald's could threaten their viability.

Furthermore, there is no precedent for a 24/7 business in this part of Redfern. Similar establishments elsewhere have been linked to increased anti-social behaviour, violence, and crime, particularly at night when other businesses are closed. As a woman and a parent, I am deeply concerned for my safety and my teenage child's safety when traveling to and from the station after dark.

Another major concern is the inevitable increase in litter. Fast-food outlets, particularly those operating late at night, often contribute to significant waste issues and street litter. Redfern has worked hard to improve its public spaces, and an influx of discarded packaging and food waste would undermine these efforts, making our streets and parks less inviting and increasing the burden on local waste management services.

Allowing this development would be a significant step backward for our community. It also risks exploiting some of our most vulnerable residents and visitors (such as those participating in nearby Indigenous youth programs).

I urge you to deny this proposal in the interest of preserving the safety, character and community spirit of Redfern.

Sincerely
Tracy James
48 George Street Redfern
NSW 2016
[REDACTED]


On 20 Jan 2025 at 11:16:30 AM, Tracy James <[REDACTED]> wrote:
Regarding the DA submission for a McDonald's development in Redfern.

I am a local resident of Redfern having lived in George Street for 20 years. I want to raise my concerns and express my objections for the planned McDonalds development. I feel this would have an extremely negative impact on our community of local independent restaurants, bars and cafes. Many of these businesses struggle to survive and we should do our utmost to support such independent business owners while also promoting more healthy food choices. The fact that the proposal is for a 24/7 opening also raises concerns, with the potential for antisocial behaviour, as seen in other neighbourhoods that host 24/7 fast food outlets. These fast food chains just kill our lovely community village vibe.

I’m also the president of our local neighbourhood community Garden . We do our utmost to share information about healthy eating, growing natural unprocessed foods and promoting sustainable waste management.

There is so much community support for our Garden and I feel that the proposal like this is the antithesis of what most people in our community that I know believe in.

I strongly object to this McDonalds or other similar fast food outlets being opened in our community.

Sincerely
Tracy James
48 George Street Redfern
NSW 2016


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From: Melinda Fletcher

Sent on: Tuesday, January 28, 2025 12:36:14 PM

To: DASubmissions

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Maya

Sent: Monday, 27 January 2025 3:04 PM

To: DASubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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,

My name is Maya. I was living here for a while during COVID, and still pass by and visit often.

This proposal will quickly see the neighbourhood changing for the worse, losing authenticity and character, and providing a gateway to further worsening health of locals and visitors. Here are some of my other points I'd like to mention:

*

* The Council's night time plan classifies Redfern Street as a 'local centre main street' and recommended extended trading these areas from midnight to 2am for low-impact businesses to align with changes to NSW small bar laws. We are NOT classified as a 'special entertainment precinct' or other area appropriate for 24 hour trading.

* There are already other late night food options such as Dominoes, kebab and fish and chip shops in the proximity. Even 3 other McDonalds, two of which are within 15 min walk from the area.

* The site you've chosen is large and would be an unsightly gateway to the suburb on one of its prominent corners.

* This addition will certainly affect small independent businesses, as well as increase waste which is a separate issue that must also be taken into consideration and taken action towards.

Were locals asked for their opinions on this proposal, or was it simply put in place by somebody far from aware of the real environment and focused solely on monetary benefits? I don't want to assume, but I (we locals) would like to know.

Please reconsider by putting locals first, they love the neighbourhood and they should be the ones to have the last say in decisions like these. They make the neighbourhood what it is, and make Sydney one of the most amazing cities in the world.

I really appreciate your time in reading this, and I hope you can see our perspectives and take them into consideration before finalising. I'm sure I speak for others as well as myself when I say, we want nothing more than to see our suburb thrive economically and culturally, however this does not mean accepting every proposal that comes along.

Kind regards,

Maya

From: Melinda Fatcher

Sent on: Tuesday, January 28, 2025 12:54:29 PM

To: DASubmissions

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Evan Rossen

Sent: Friday, 24 January 2025 7:55 PM

To: DASubmissions; Matthew Girvan

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Officer Matthew Girvan and City of Sydney representatives,

I am writing to express my strong opposition to the proposed McDonald's restaurant in the historic neighbourhood of Redfern. As a concerned resident, I believe this development will negatively impact the unique character and quality of life in our community. I urge the council to consider the following issues before making any decision:

1. **Preservation of Redfern's Village Feel:** Redfern is known for its distinctive village atmosphere, which is a vital part of its charm and appeal. Introducing a large fast-food chain such as McDonald's will undermine this character and detract from the neighbourhood's historic and cultural identity.
2. **Impact on Local Businesses:** Our community thrives on small, independent businesses that contribute to the local economy and foster a sense of community. A McDonald's restaurant will create unfair competition and could force many of these businesses to close, disrupting the delicate balance of the local economy.
3. **Concerns About Operating Hours:** McDonald's typically operates 24/7, which raises several concerns for our neighbourhood. There are no other businesses in the area with such hours, and this would attract foot traffic during late hours, potentially increasing petty crime, noise, and anti-social behaviour. Turner Street, a popular thoroughfare around the corner from the proposed McDonalds location, would most certainly see an increase in disturbances at night.
4. **Littering and Environmental Impact:** Redfern already faces significant littering issues in its streets. The presence of a McDonald's will undoubtedly exacerbate this problem, given the large volume of disposable packaging typically associated with fast-food outlets. This would place additional strain on the council's waste management services and negatively affect the cleanliness of our neighbourhood.
5. **Concerns About Public Safety and Noise:** The surrounding residential streets of the proposed McDonalds location already experiences a lot of late-night noise and disturbances. A 24/7 McDonald's will likely attract more late-night activity, contributing to an increase in noise pollution and potentially creating a hotspot for troublemakers.
6. **Health and Wellbeing of the Community:** Redfern has a high density of low-income households, and introducing another fast-food outlet with low-nutritional-value options is counterproductive to promoting health and wellbeing. There are already two McDonald's locations within walking distance, making an additional outlet unnecessary and redundant.

In conclusion, the introduction of a McDonald's restaurant in Redfern would bring numerous challenges that far outweigh any perceived benefits. The potential impacts on our community's character, safety, and quality of life are significant and cannot be ignored. I strongly urge the council to reject this proposal in favour of maintaining the unique charm and livability of Redfern.

Thank you for considering my concerns. I hope the council will take into account the views of residents who cherish this vibrant and historic neighbourhood. Please feel free to contact me if you require further input or clarification.

Yours sincerely,

Evan Rossen


From: Melinda Fatcher

Sent on: Tuesday, January 28, 2025 12:54:05 PM

To: DASubmissions

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: SGJ

Sent: Saturday, 25 January 2025 2:28 AM

To: DASubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 approve this application. I think this is a great addition to making Sydney a 24-hour city. As a long time resident in Redfern, I fully support this great 24-hours addition where people can grab some food and drinks when they are hungry anytime of the night especially past midnight. This is very convenient and I love it!

Please approve it. Many thanks.

Kind regards,

Juliana

From: Planning Systems Admin

Sent on: Tuesday, January 28, 2025 3:53:36 PM

To: DASubmissions

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Stephen

Sent: Tuesday, 28 January 2025 3:00 PM

To: DASubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

I object to this DA proposal as it will have a profound negative effect on the amenity of the area.

i live at 151 George Street, Redfern nearby to the proposed McDonalds

The proposal for a McDonalds will adversely affect the village vibe of the Redfern street locale. it will increase rubbish in the streets as operating 24 hours a day will mean that drunk and anti-social people will patronise it, buy the disposal containers and litter our community with it. Despite McDonalds having whatever number of rubbish bins, a huge amount of their sales will be takeaway to pedestrians who typically eat the fast food and throw away or discard their McDonalds container anywhere convenient including gutters, front porches, over fences on the streets, overflowing waste bins.

It goes without saying that a 24/7 McDonalds will negatively impact the local community. This is demonstrable throughout not only Sydney but most of the world. The small local eateries and cafes will lose market share to the McDonald's behemoth and be forced to close, depriving Redfern of amenity and social cohesion. This is not what the City of Villages concept is supposed to be about.

It is public knowledge that McDonald's sells low cost, low nutritional fast food and sugary drinks. The city of Sydney will be committing itself to assisting McDonald's to adversely impact the general health of its residents.

-Regards-

Stephen Friend

From: [REDACTED]
Sent on: Tuesday, January 28, 2025 5:00:41 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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: Formal Objection to Development Application D/2024/1218
– 153 Redfern Street REDFERN NSW 2016

To Whom It May Concern,

I am writing to formally object to the proposed development application for a 24/7 McDonald's at the corner of Redfern Street and Regent Street, Redfern. As a local resident living within 500 metres of this location, I have significant concerns about the impact this development would have on the surrounding community.

Pedestrian Congestion and Safety Risks

The footpaths in this location are not wide enough to accommodate the increased foot traffic, particularly from delivery drivers and cyclists. Given the already congested nature of this area, adding a high-volume fast-food outlet would create unnecessary obstructions, impacting pedestrian safety and accessibility.

Increased Litter and Environmental Concerns

The surrounding pavements, grassed areas, and the nearby bus stop already suffer from significant litter issues. The introduction of a fast-food chain with high takeaway traffic will likely exacerbate this problem, leading to further strain on local waste management and negatively affecting the area's cleanliness and amenity.

Oversaturation of Existing McDonald's Locations

There are already three McDonald's locations within close proximity—one at Botany Road, another at Green Square, and a third at Broadway Shopping Centre. A fourth location within such a small radius does not provide any additional benefit to the local community and serves no demonstrated need.

Precedent for 24/7 Trading in the Area

There are no similar businesses in the immediate vicinity operating on a 24/7 basis. Allowing this development to proceed sets a new precedent that does not align with the current character of the area. A 24-hour fast-food outlet would likely introduce late-night disturbances, social issues, and a decline in the local quality of life, affecting the surrounding population of students, professionals, elderly residents, and young families.

Lack of Community Benefit and Threat to Local Businesses

The design of the proposed McDonald's includes minimal indoor seating, indicating that it is not intended as a family-friendly dining space but rather as a takeaway-focused outlet. There is already ample availability of fast-food options within a 1km radius, many of which are small, locally owned businesses. The introduction of a multinational chain in this location would place undue financial pressure on these businesses, many of which are already struggling.

Conclusion

This proposal does not align with the best interests of the local community. It presents significant risks related to congestion, waste management, disruption to local residents, and economic harm to small businesses. Given these concerns, I strongly urge the Sydney Planning Authority to reject this development application.

I appreciate your time in reviewing this objection and look forward to your consideration of the points raised. Please keep me informed of any developments regarding this application.

Sincerely,

[REDACTED]

January 28th 2025

[REDACTED]

From: Mark Mcrae

Sent on: Tuesday, January 28, 2025 9:51:35 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 am a resident in Redfern.

So long as this McDonalds includes a McCafe that serves coffees, hot chocolates, etc, then I support it.

Can you please confirm it will include a McCafe?

Kind regards, Mark McRae

From: Luke McAvenna
Sent on: Wednesday, January 29, 2025 8:05:56 AM
To: dasubmissions
CC: lucinda McAvenna
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 strongly object to this proposal which will drastically alter our neighbourhood and certainly not for the better.

We have lived in the area for over 15 years now and this is a shocker.

Also I note there is already a 24hrs McDonalds just down the road on McEvoy st and botany rd. So literally a few minutes walk so this is completely unnecessary. And that McDonald's has had multiple drug overdoses on its premises and violent incidents. We don't want more of that in our beautiful and historically significant Redfern st and neighbourhood.

Regards
Luke McAvenna.
6/153 George St
Redfern 2016

luke mcAvenna
Rhythm Nation Productions



From: Morgan Haines
Sent on: Tuesday, January 28, 2025 7:38:26 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Who it May Concern,

I am writing to express my deep concern and strong opposition to the opening of a McDonalds in Redfern.

It is my opinion as local resident and medical doctor that opening a McDonalds would pose a risk to the health and safety of residents for several reasons.

1. Extremely unhealthy food: McDonald's food is widely recognised amongst the worst fast food outlets with a terrible nutritional profile. Our local community has a high proportion of elderly, young families and first nations persons. These people are vulnerable to cheap and fast food options which are associated with worsening of heart disease, diabetes, peripheral vascular disease and childhood obesity - to name a few. I feel it incredibly irresponsible of a council to allow such easy access to such an unhealthy option that will no doubt thrive in the proposed location.

2. Litter and waste: I believe this precinct of Sydney council has a disproportionate amount of litter and waste to attend to and that a McDonalds will make it worse. I know this because of the tens and tens of notifications to council I have made about waste issues (see my email thread over the past 2 years in particular - see emails from [REDACTED] or any of the 45+ submissions via SnapSendSolve Application the council is linked to). A McDonalds will undoubtedly contribute a huge amount of waste that the council will not be able to keep up with, evidenced by it not being able to keep up with the current amounts in many locations. Litter and waste are more than an eyesore. They have allowed the Ibis population to boom which has lead to huge amounts of bird poo and debris, particularly in Redfern park. The copious number chicken bones thrown around from boxes bought at Woolworths metros has caused dog fights I have witnessed. Food wrapper waste accumulates in garden beds and hides other dangerous waste such as syringes and glass. You can see my submissions via SnapSendSolve regarding the amount of syringes around too. Lastly, waste contributes to the rat and cockroach problems that are also poorly controlled.

3. Encourage Late-Night Gatherings and Unsavoury Behaviour: A 24-hour fast-food outlet may attract loitering, noise that will invite disruptive behaviour during the late-night hours, further undermining the safety and peace of our neighbourhood.

Please confirm receipt of this email and let me know if I can provide any further information.

Sincerely,

Morgan Haines

Home Owner/Resident, 121 George St, Redfern NSW 2016

From: Laura Gill
Sent on: Wednesday, January 29, 2025 10:20:31 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew and City of Sydney Council,

I hope you are well.

I am writing to oppose the application for a 24/7 McDonalds at 153 Redfern Street, Redfern, NSW, 2016.

Redfern has a long and complicated history. An area where people were once reticent to go to, let alone live in, has gentrified greatly thanks to significant hard work by the local community. Great strides have been made by the community to continuously improve the area, in terms of promoting the area as a place where our aboriginal community can flourish and feel less discriminated against, reducing crime and generally to further gentrify the area with cafes, bars, creative spaces, contemporary art spaces, parks etc. There is still a long way to go in Redfern to make it the village that us locals wish it to be. For example, Red Suburbs Australia (Crime map of Australia) states that Redfern is '*a relatively unsafe area. Crime exists and may impact most people*'.

With this context in mind, the reasons the McDonalds in Redfern must be rejected for our community are outlined below:

1. **Redfern is a village of Sydney - which must be respected and treated sensitively** - Villages of Sydney should not include large American, multi-national, 24/7, fast food corporations. It is insensitive to place such an establishment at this location. Such establishments belong in locations such as the McDonald's on George St, Sydney or on other main roads in Sydney - not within local villages.
2. **The demographic make up of Redfern must be treated sensitively** - Redfern comprises of ~21% housing commission and ~4% are Aboriginal (refer 2021 census). These are disadvantaged communities who will not benefit from a fast food chain dominating Redfern's village. Obesity, and it's related diseases, are only second to smoking in terms of contributing to disease burden in Australia - source <https://www.abs.gov.au/articles/neighbourhood-impacts-health> . It is well documented that lower socio demographic communities are the most disadvantaged by access to fast food.
3. **Small businesses in Redfern's village will be negatively impacted and have expressed their concern about the proposal** - Refer to quotes from the local community and local business owners in [news.com.au](https://www.news.com.au) article ' *'Backwards': suburb furious over new 24/7 Macca's* '. Quotes from locals include:
 - '*significant urban planning concerns*'
 - '*the franchise would impact community, amenity and heritage*'
 - '*insensitive*'
 - '*I know a lot of social problems that are in existence in the area.... I just can't see any positivity whatsoever*'
 - '*very surprised*' - *if granted 24 hour trading*
 - '*the last few years Redfern has been changing for the positive. I think this is a step backwards*'
 - '*before you put another fast food outlet into the centre of Redfern, get the noise, rubbish disposal and street cleaning under control*'
 - '*no way. We don't need McDonald's in the Fern. Too many small family run cafes are under financial pressure just to keep trading*'

Additionally, McDonalds proposed location next to Mr Charlies is incredibly insensitive. Could there be a more visual representation of a corporate 'David vs Goliath' battle in Redfern? This is not what the village of Redfern stands for.

4. Street litter is a significant problem in Redfern already, a McDonald's, particularly a 24/7 one, will create

much more at litter from customers that we as a community will have to clean up as the council already is unable to keep up with the clean up needed from the litter caused by people already. I have regularly organised community clean up groups to clean up litter left on our streets.

5. Safety - a 24/7 McDonald's will attract late night activity, including crime, that will negatively impact the residents and broader community . Crime is a significant problem in Redfern (refer to the statistics above) . A 24/7 McDonald's will just create additional work on the already strained resources of the Redfern police and surrounding areas police.

There is no positive to come for our beloved community by having a McDonald's within our village. Council must act in the interests of the community and reject this proposal.

Thank you for your consideration.

Laura Gill

From: Emily MacLean
Sent on: Wednesday, January 29, 2025 8:55:41 AM
To: City of Sydney
Subject: Development application [D/2024/1218] - Redfern 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.

Good morning,

My name is Emily MacLean and I am a resident of Redfern. **I am writing you regarding the development application for a 24-hour MacDonald's on Redfern Street. I am extremely opposed to this proposition,** like many others in my community.

I would urge city council to reject this application. Our neighbourhood is, obviously, full of young and/or otherwise vulnerable people. Ultra-processed, fast foods have been undeniably linked to poor health outcomes - we absolutely do not need another outlet selling these kind of products in our area, subjecting kids (and others with compromised decision-making capacity) to their effects.

Less critically, although still important, fast food restaurants are notorious polluters. The amount of garbage they produce is unconscionable. If you've walked in Redfern literally ever, you would be aware that more garbage is not something we need in our area.

If people want MacDonald's, they can go down Botany Road and easily obtain it. There's literally no reason we need another MacDonalds 1.5km up the hill.

Thank you,

Emily

-

Emily LH MacLean, PhD

From: contact

Sent on: Wednesday, January 29, 2025 11:36:10 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Council,

Att: Matthew Girvan,

I am writing as a concerned resident of Redfern to formally object to the Development Application [D/2024/1218] for the construction and operation of a McDonald's restaurant at the proposed site. This proposal raises several issues that I believe would negatively impact our neighbourhood, particularly in relation to the health and well-being of our community and severally impact local businesses.

1. Social and community impact and safety.

The proposed McDonald's location is situated in an area that already experiences significant traffic congestion, particularly during peak hours. A fast-food restaurant of this scale will undoubtedly increase vehicle traffic, including delivery trucks and drive-thru customers, exacerbating the existing congestion. Additionally, increased traffic poses a significant risk to pedestrian safety, particularly for children, elderly residents, and those with disabilities who frequent the area.

The proposed development would disrupt the flow of traffic and compromise the safety of our streets.

2. Noise and Litter

McDonald's restaurants often operate late into the night, and in some cases, 24 hours a day. This is likely to result in increased noise levels from customers, vehicles, and staff, disrupting the peace and quiet that local residents value. Furthermore, fast-food establishments are notorious for contributing to littering in surrounding areas, as customers often discard packaging on nearby streets. Redfern has made significant strides in improving its public spaces, and the introduction of a McDonald's would likely undermine these efforts.

3. Impact on Local Businesses

Redfern is known for its vibrant and diverse community of small, independent businesses that contribute to the unique character of our neighbourhood. The presence of a multinational corporation like McDonald's will draw customers away from these businesses, threatening their viability.

Economic and Market Saturation will clearly impact with 5 local hamburger spots already thrive nearby.

An existing McDonald's is only 1.6 km away in Waterloo. McDonald's already delivers to the area via services like Uber Eats.

Supporting local enterprises is vital to maintaining the cultural and economic fabric of Redfern.

4. Health and Well-being of the Community

Fast food is widely associated with poor nutritional value and long-term health risks. The introduction of a McDonald's is very likely to encourage unhealthy eating habits, particularly among children and young people. Given the existing challenges our community faces in addressing public health concerns with our vulnerable demographic, the approval of this application would send the wrong message about prioritising health and well-being. Introducing a McDonald's here would harm vulnerable community members, particularly school children. The site is close to:

- Inner Sydney High School
- Jarjum Primary School
- Social housing areas

5. Incompatibility with Redfern's Character and Vision

Redfern street has undergone significant transformation in recent years, fostering a sense of community, cultural identity, and a focus on public health. The introduction of a McDonald's would be incongruous with the area's character and the vision many residents share for its future. Instead of generic, corporate development that may contribute to poor health outcomes, Redfern should prioritize projects that reflect its unique heritage, community spirit, and commitment to well-being.

6. Alternative Suggestions

Rather than approving this development, I suggest:

- Supporting adaptive reuse for local, independent businesses.
- Encouraging businesses that align with Redfern's village character.
- Prioritising diverse, community-focused enterprises.

Conclusion

In light of the above concerns, I respectfully urge the City of Sydney Council to reject Development Application [D/2024/1218]. Redfern deserves thoughtful and community-focused development that aligns with the needs and values of its residents.

Thank you for considering my submission. I trust the Council will carefully weigh the potential consequences of this proposal and prioritize the well-being of our community.

Yours sincerely,

Cynthia Sciberras & Lewis Kouts

82 Pitt Street, Redfern



From: [REDACTED]

Sent on: Saturday, January 25, 2025 11:55:47 AM

To: council

Subject: RE: Objection to Development Application [D/2024/1218] - Proposed McDonald's Restaurant 153 Redfern

Street, Redfern 2016

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/2024/1218] - Proposed McDonald's Restaurant 153 Redfern Street, Redfern 2016

I am writing to formally object to the development application submitted by McDonald's Australia for a new restaurant on Redfern Street, Redfern. As a local resident, I have serious concerns about the negative impacts this development would have on our community's character, local businesses, and public amenity.

Character and Heritage Impact

Redfern Street has undergone a careful transformation over the past 15 years, developing into a vibrant village atmosphere characterised by independent businesses, small bars, and quality restaurants. The proposed McDonald's development would be incompatible with this established character and would undermine the progress made in creating a distinctive local identity. The standardized corporate design elements typical of McDonald's restaurants would detract from the street's evolving urban village aesthetic.

Social Impact and Community Wellbeing

The proposed location is particularly sensitive given its proximity to:

- Inner Sydney High School.
- Jarjum primary school.
- Significant social housing populations.

The introduction of a large fast-food chain could disproportionately impact vulnerable community members, particularly school children. Research has shown that the presence of fast-food outlets near schools can influence students' dietary choices and health outcomes.

Market Saturation and Economic Impact

The proposal is unnecessary and potentially harmful to local business for several reasons:

There are already five specialist hamburger establishments operating successfully in the vicinity.

An existing McDonald's operates just 1.6km away in Waterloo.

The area is already well-served by McDonald's delivery services via platforms like Uber Eats.

The introduction of a large corporate chain would likely impact the viability of existing local food businesses, many of which are small, family-owned operations that contribute to the area's unique character.

Environmental Concerns

Our community already faces significant challenges with street litter, which notably increased following the opening of Domino's Pizza. McDonald's restaurants typically generate substantial waste through packaging and disposable items. This would likely:

- Increase pressure on local waste management services.
- Add to street litter problems.
- Impact the visual amenity of the area.
- Potentially attract vermin.
- Increase the burden on local council cleaning services.

Traffic and Amenity

The proposed development would likely:

- Increase vehicle traffic for both customers and delivery services.
- Create additional noise, particularly during late-night hours.
- Generate additional foot traffic during school hours.
- Impact local parking availability.

Alternative Suggestions

Rather than approving this development, I urge the Council to consider:

1. Encouraging the adaptive reuse of the building for local, independent businesses.
2. Supporting developments that align with the existing village character.
3. Prioritising businesses that contribute to the area's cultural diversity and community values.

Conclusion

While I recognise the need for economic development in our area, this proposal does not align with the community's interests or the careful

development of Redfern Street's character over the past decade. The negative impacts on local businesses, community health, environmental cleanliness, and neighbourhood character far outweigh any potential benefits.

I respectfully request that Council reject this development application.

Sent from my iPhone

From: Otto Hello
Sent on: Saturday, January 25, 2025 4:57:39 PM

To: council
CC: Lauren Button
Subject: Objection to Development Application [D/2024/1218] - Proposed McDonald's Restaurant 153 Redfern Street, Redfern 2016

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 the development application submitted by McDonald's Australia for a new restaurant on Redfern Street. Redfern Street has evolved into a vibrant village atmosphere characterised by independent businesses and a unique character. The proposed McDonald's would be incompatible with this established character and would negatively impact the street's aesthetic.

The development's proximity to schools as well as at-risk communities within Redfern raises concerns about community health and well-being due to increased access to unhealthy food options. Additionally, the presence of a large fast-food chain could negatively impact the viability of existing local businesses, many of which are small and contribute significantly to the area's character and economic diversity.

Furthermore, the development would likely increase traffic, noise, litter, and strain local waste management services. The lack of community consultation on this proposal is unacceptable. I urge the Council to consider alternative options, such as encouraging the adaptive reuse of the building for local, independent businesses that align with the existing village character. The negative impacts on the community far outweigh any potential benefits. I respectfully request that Council reject this development application.

Regards,

Otto & Lauren

From: Kelly OBrien DePeau
Sent on: Wednesday, January 29, 2025 2:25:08 PM
To: dasubmissions
Subject: D/2024/1218 Att Matthew Girvan

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 Mr Girvan,

I'm writing to provide comments on the application for a McDonalds with 24 hour trading in Redfern.

1. As a nearby resident i am concerned by the 24 hour trading proposed, it seems out of keeping with a neighbourhood high street. I believe trading hours that are consistent with local venues would be more appropriate, and note there are 2 other 24 hour McDonalds stores within walking distance (approx 1km each) at Broadway and Waterloo
2. I appreciate the renders show an improvement of the building over the current situation, however the larger signage on the corner of the building feels inappropriate for a very high visibility section of Redfern. Is there potential for smaller signage, or something that is more sympathetic with the area and "The Bower" artwork immediately in front. I assume the store is expecting predominately foot traffic given the nearby Waterloo McDondalds, so signage of this size and location seems unnecessary, and detracts from the high street feel.
3. I understand that with increased density in redfern, applications like this one are inevitable, but I'm sad to see a huge chain like mcdonalds proposed immediately next to Mr Charlies first Australian store, as well as opposite Huxtaburger, which worked to make their fitout suit the Redfern.

Thank you for your consideration.

Kind regards,
Kelly O'Brien dePeau

From: Tim Brown

Sent on: Wednesday, January 29, 2025 3:27:54 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I am just writing in response to the planning permission D/2024/1218 which will place a McDonalds on the corner of Regent and Redfern Street.

As a resident of Redfern (George Street), I am deeply concerned about the prospect of another fast food restaurant in the suburb, particularly given it will provide a significant number of unhealthy nutritional food & drink options to an already disadvantaged population.

My main points of concern are as follows:

- It will create a significant amount of litter & waste
- 24 hours will likely lead to late night gatherings and the prospect of additional noise for residents
- Given Redfern's geographic population, I fear this will lead to cheap, non nutritional food options, placing more strain on the Indigenous population (at a time where we need to be improving the health & wellness of the broader population)
- Significant pressure on already struggling local businesses
- Risk of added traffic at that junction, creating more of a risk to pedestrians & residents.

Thanks in advance and I look forward to hearing from you,

Timothy Brown

From: John Avery

Sent on: Wednesday, January 29, 2025 4:03:41 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 object to this DA.

We do not need a 24 hours food and drink facility in Redfern St.

We do not need a McDonalds.

There is no parking for such a facility.

It will cause traffic congestion.

We do not need a low end takeaway food facility to encourage the residents of this area to eat worse food than they already consume.

It is not in keeping with what we are trying to achieve in Redfern with the streetscape.

It will be an eyesore and in your face.

It will clash with other food facilities in Redfern.

Do we really need another takeaway food outlet.

Thanks

John Avery

98 249 Chalmers Street Redfern

From: Michael Stapleton
Sent on: Wednesday, January 29, 2025 11:42:12 PM
To: dasubmissions
CC: council
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew and Councillors,

I am writing to express my **strong opposition** to the proposed development of a 24-hour fast food outlet in our town centre as outlined in D/2024/1218 and located at 153 Redfern Street REDFERN. As a resident of Regent Street Chippendale and local to the Redfern town centre, I have several concerns regarding this development. These being:

1. Impact on Local Small Businesses: The introduction of a multi-national fast food chain will have a detrimental effect on our local small business owners, who are already facing significant challenges. Supporting local businesses is crucial for maintaining the unique character and economic health of our community. Documentation supplied by the applicant uses general statements to substantiate its claims that this development will "contribute socially and economically in <sic> the local area" (Statement of Environmental Effects p17). It is able to make broad statements about "local" economic impact (5.6.5 p20) or employment opportunities (5.6.4 p19) or sourcing "local" by aggregating their national network of outlets while not having any actual detail of impact within the postcode. They say: "McDonald's menu is made-up primarily of locally sourced ingredients and products, with more than 90% of the food and drink served manufactured in Australia." In this sentence they use "locally sourced" to mean anything manufactured in Australia. They have listed "9,000 suppliers in Australia" as evidence of hypothetical impact to Redfern suppliers - what are the specifics of this claim? Which suppliers have they listed **specifically** that operate in the 2016 postcode? How will the impact of this outlet on other business be measured?

2. Health Outcomes: The availability of fast food around the clock poses a risk to the health of at-risk members of our community. Increased access to unhealthy food options can contribute to poor dietary habits and exacerbate existing health issues, particularly among vulnerable populations. Their documentation states that their "range" of products have changed - but this doesn't mean they've eliminated sugary drinks or fatty deserts. They're still incentivising unhealthy options and targeting children and young people. We know the Redfern community has specific demographics. Why would the City of Sydney knowingly increase access to outlets such as these?

3. Sustainability and waste management: In the 'Statement of Environmental Effect' document the applicant devotes an entire section to "5.7 Ecologically Sustainable Development" pp20-21. It lists how amazing the company is because it developed "five identified sustainability pillars" in 2008. And despite this long standing commitment to sustainability the only action it could list against this specific store is "by having the building appropriately insulated to help improve building energy efficiency". What are they doing regarding generating and storing their own energy? What about their heating and cooling systems for the restaurant? What lighting and alternatives to gas are they proposing? The City of Sydney offers Green Building Grants which require more evidence of interest in sustainability than what this multi-national has put forward. Insulation of a building? Not good enough.

4. Heritage and Community: Having reviewed the 'Statement of Environmental Effects' and 'Heritage impact statement' it seems that the significance of the area around Redfern to Aboriginal heritage and community, past and present, has been ignored. According to the applicants documents the existence of Aboriginal people seems to stop at "early occupation" and are generally "outside the scope of this report and services provided by NBRs." Where is there any evidence in the applicant's documentation in recognising the impact of colonisation, the significance of Redfern, and engagement with existing communities within metres of the proposed outlet? Why couldn't they list targeted recruitment strategies and training opportunities for people that identify as Aboriginal, or a systematic approach to

Equity, Diversity and Inclusion rather than "It is also through diverse employment and training opportunities, particularly for young people." p19 (This sentence doesn't even make sense). What about sponsorship with local charities - where is evidence of specific examples? What is the specific impact of this outlet on our communities? As far as I can tell this application completely ignores the real local context and people that make up the "local" community, but rather uses generalisations applicable to any of their applications Australia-wide.

I urge the City of Sydney and panel considering this application to review these points and the long-term implications of this development on our community. I strongly believe that prioritising the well-being of our residents and our local economy should take precedence over the interests of a multi-national corporation.

Thank you for your attention to this matter. I'm happy to be contacted if you require any further information.

Michael Stapleton



From: David Lysien

Sent on: Wednesday, January 29, 2025 9:07:33 PM

To: dasubmissions

Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 writing to express my concern over the development application for the 24 hour McDonalds on the corner at 153 Redfern Street.

As a resident of the area (I live almost next door at 13-17 Cope Street), I am strongly against this development proposal for the following reasons:

- It will be the only 24 hour restaurant in the area and will attract a lot of noise and traffic at night.
- As a shiftworker with irregular a loud 24/7 McDonalds so close to residential buildings would only further disrupt my ability to sleep,
- McDonalds has a reputation of bringing a lot of litter into the area, which is unwelcome,
- A large overseas chain restaurant like McDonald's harms the locally owned independent restaurants which are what give the area its character and appeal. McDonald's restaurants are everywhere already, and add nothing to the culture of the area apart from litter and noise.
- And all these negatives come with absolutely no positives as there is already a larger 24/7 McDonalds just down the road. It is just completely unnecessary for this McDonalds to exist.
- I would welcome and support any other type of restaurant or other business with reasonable opening hours in this location, just not one of these multinational chain fast food restaurants.

Thank you for considering my email.

Kind Regards,
David Lysien

From: Tess Clancy
Sent on: Wednesday, January 29, 2025 11:35:58 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Too whim it may concern,

I strongly appose a Mcdonalds opening in redfern. There is a maccas already close by, and already a restaurant there that is a bit similar selling burgers at big daddys & charlis! Redfern does not need any money hungry chain restaurants. Further more maccas is complicit in genocide, union busting & environmental damage. We do not need them in redfern. Try supporting small buisness owners so there is lots of income and diversity for people creating uniqe and beautiful community spaces!

In softness & with love,

Tess Royale Clancy

(They/them)

Settler on Unceded Gadigal Land

Always was & Always will be Aboriginal Land

◆◆◆◆ Long live the Resistance ◆◆◆◆

Co-founder Radically Soft & Fat Muses

From: Melinda Fatcher

Sent on: Thursday, January 30, 2025 9:53:07 AM

To: DASubmissions

Subject: FW: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Danny Wright

Sent: Thursday, 30 January 2025 8:35 AM

To: DASubmissions

Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew Girvan,

I strongly object to this proposal and believe it should be open for public debate so that the residents of the area have a chance to voice their concerns.

Even ignoring the issues with the corporation itself (which are both numerous and grave), the introduction of a 24/7 McDonalds into the area is completely unnecessary given the local dining options already available and the proximity of an already established McDonalds. By allowing this to proceed you will negatively impact the culture and vibrancy of the area.

Kind regards,
Danny Wright

From: Larissa Dulat
Sent on: Wednesday, January 29, 2025 11:11:19 PM
To: dasubmissions
Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

Dear Mr Girvan

As a Redfern resident since 2016 I had witnessed this area going through a huge transformation. Most of it was positive but lately with all constructions happening the area is becoming over populated. Now we have a threat of McDonalds, too.

I oppose MacDonalds in Redfern because:

There is already MacDonalds in Alexandria which is close enough for those craving low quality overpriced food.

There are already pockets of rat infestations in Redfern. Bringing in a 24/7 eatery will make the problem worse.

The area where McDonalds is proposed is already very busy, dirty and smelly. McDonalds will make it even worse. There will be more garbage on the street. More smell. More people.

Drunk people from the city on Friday and Saturday night will want to make a food stop at Redfern which may lead to piss smell and possibly elevated crime rates.

During the [2023 Israel-Gaza war](#), amidst the israeli [blockade](#) of supplies in Gaza, McDonald's in [Israel](#) was condemned after giving free food to the [Israel Occupation Forces](#) who were accused of [committing war crimes](#) against [Palestinians](#).

Do we really want an entity that directly complicit in the genocide in our Redfern? Don't think so.

McDonald is bad for the environment. There will be tonnes of packaging going into the landfill and waterways annually.

So yeah thanks but nah.

Kind Regards,
Larissa Dulat

From: Steven F
Sent on: Thursday, January 30, 2025 9:42:55 AM

To: dasubmissions; council
Subject: D/2024/1218 - 153 Redfern St MacDonalds proposal Attn: Matthew Girvan

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 3x City of Sydney Ratepayer and resident I strongly oppose the proposed McDonald's in the above DA.

My reasons are as follows:

- Vulnerable community with poor general health.
- Existing anti-social behaviour with the little likelihood of being exacerbated by the proposed DA
- late night noise and disturbances to be exacerbated by this DA
- litter generation already at an extremely high level and likely to be highly exacerbated by this DA. This will exceed council street cleaner capacity to manage.
- rodent sanitary conditions will deteriorate due to above point. Litter and scraps will become a rodent food source throughout the vicinity and suburb.
- Already have taken away food options in the area that are serving the city of villages theme. Macdonalds represents the opposite of the city of villages theme and is subtractive to the culture and economy of the area.

Thank you
Steven Frilingos
20 Albert St Redfern NSW

From: simone dal col
Sent on: Thursday, January 30, 2025 7:46:47 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Mathew Girvan & The City Of Sydney Panel,

I am writing to formally object to the development application submitted by McDonald's Australia to open a new restaurant on Redfern Street, Redfern.

As a worker of one of the small business in Redfern street I have serious concerns about the negative impacts that this development will have on our community's character, local businesses, and public amenity.

- Heritage Impact

- * Redfern Street has undergone a careful transformation over the past 15 years, developing into a vibrant village characterised by independent businesses, small bars, and quality restaurants. The proposed McDonald's development would be incompatible with this.

- Crime

- * Other 24hr opening businesses show an increase of assaults, robberies, illegal activity as mentioned by our local police who were contacted.

- Delivery Rider Bicycles

- * The bicycles will be in a heavy pedestrian area and in no way is this ideal

- Health

- *The proposed location is particularly sensitive given its proximity to the Inner Sydney High School, Jarjum Primary School and the Social Housing Populations.

- No Stopping Zone

- *The area proposed is not ideal at accommodating deliveries

- Rubbish

- * The creation of extra rubbish in a heavily congested area

The proposed development would likely increase vehicle traffic, create additional noise, particularly during late-night hours and generate additional foot traffic during school hours and late night hours drawing people not from the local neighbourhood. Which in turn Impacts local parking, creates mess & rubbish and has a negative impact on local businesses, (I've talked to five restaurants who are against the McDonalds proposed store).

To also consider is community health, environmental cleanliness, and the detracting from the neighbourhood village character that has been created over the last 10 years.

All this far outweighs any potential benefits.

Importantly, there is already a McDonald's close by in Waterloo with a Drive Through. Another so close is not needed.

Surry Hill stopped a McDonald's on Crown Street, Surry Hills as too Marrickville which setting a precedent.

I ask council to protect our Redfern village.

Best,
Simone Dal Col.

From: Ann Beauchamp
Sent on: Wednesday, January 29, 2025 6:41:53 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan
Attachments: Submission - D20241218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan.msg (87 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: Ann Beauchamp

Sent on: Wednesday, January 29, 2025 6:41:53 PM

To: dasubmissions

Signed by: Ann Beauchamp on Wednesday, January 29, 2025 6:41:53 PM

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

Attachments: Nameless.txt (2.54 KB)

To Mathew Girvan & The City Of Sydney Panel,

I am writing to formally object to the development application submitted by McDonald's Australia to open a new restaurant on Redfern Street, Redfern.

As a local resident I have serious concerns about the negative impacts that this development will have on our community's character, local businesses, and public amenity.

- Heritage Impact

- * Redfern Street has undergone a careful transformation over the past 15 years, developing into a vibrant village characterised by independent businesses, small bars, and quality restaurants. The proposed McDonald's development would be incompatible with this.

- Crime

- * Other 24hr opening businesses show an increase of assaults, robberies, illegal activity as mentioned by our local police who were contacted.

- Delivery Rider Bicycles

- * The bicycles will be in a heavy pedestrian area and in no way is this ideal

- Health

- *The proposed location is particularly sensitive given its proximity to the Inner Sydney High School, Jarjum Primary School and the Social Housing Populations.

- No Stopping Zone

- *The area proposed is not ideal at accommodating deliveries

- Rubbish

- * The creation of extra rubbish in a heavily congested area

The proposed development would likely increase vehicle traffic, create additional noise, particularly during late-night hours and generate additional foot traffic during school hours and late night hours drawing people not from the local neighbourhood. Which in turn impacts local parking, creates mess & rubbish and has a negative impact on local businesses, (I've talked to five restaurants who are against the McDonalds proposed store).

To also consider is community health, environmental cleanliness, and the detracting from the neighbourhood village character that has been created over the last 10 years.

All this far outweighs any potential benefits.

Importantly, there is already a McDonald's close by in Waterloo with a Drive Through. Another so close is not needed.

Surry Hill stopped a McDonald's on Crown Street, Surry Hills as too Marrickville which setting a precedent.

I ask council to protect our Redfern village.

Best,

[REDACTED]
85 William Street
Redfern NSW 2016
[REDACTED]

From: Rob Harper
Sent on: Wednesday, January 29, 2025 10:33:25 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 a resident of Redfern, living not far from this application, and regularly visit the nearby small businesses.

Approval of this application will have a negative impact on Redfern Street and the locality.

Redfern Street consists of small scale retail which reflects the local community.

Even the new high-density buildings on Regent Street have managed to embrace a character which is personal and intimate.

A McDonalds outlet would have an anonymity and intensity that will be out of character with the street and the neighbourhood.

McDonalds is not simply any regular food outlet.

The addition of a generic, global franchise will shift the character toward something that is not desired.

The inherent business model will likely bleed business from local small businesses, potentially making them unviable, fueling a generic-ification of the locality.

Fryers will exhaust to the roof and create a distinctive smelling pollution.

There is no evidence in the documents that the exhaust system will filter or remove odours.

This is particularly concerning given the many nearby apartments that are above the exhaust point.

The franchise will inevitably generate a radius of branded rubbish around its location.

If this DA is approved, a consent condition should require the applicant to patrol a 100m radius each day to collect the rubbish that it will generate.

At the very least, advertise a direct contact number to residents for immediate pick-up of any waste in the neighbourhood.

It is unreasonable to expect the community to bear this impact.

Regards,
Rob Harper

From: Susannah O'Reilly

Sent on: Thursday, January 30, 2025 7:00:10 AM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I am just writing in response to the planning permission D/2024/1218 which will place a McDonalds on the corner of Regent and Redfern Street.

As part of the Redfern community, I am deeply concerned about the prospect of a fast food restaurant in the suburb, particularly given it will provide a significant number of unhealthy nutritional food & drink options to an already disadvantaged population.

My main points of concern are as follows:

- Given Redfern's geographic population, I fear this will lead to cheap, non nutritional food options, placing more strain on the Indigenous population (at a time where we need to be improving the health & wellness of the broader population). I note the historical significance of Redfern to the Aboriginal community, as well as the placement of a significant volume of social housing in Redfern.

- Significant pressure on already struggling local businesses

- Risk of added traffic at that junction, creating more of a risk to pedestrians & residents.

- It will create a significant amount of litter & waste

- 24 hours will likely lead to late night gatherings and the prospect of additional noise for residents.

Redfern is a wonderful, community focused, inclusive, warm and small, local community to be a part of. In my view, the placement of a McDonald's on the main street of Redfern is not consistent with the local community's culture, and it would be better placed elsewhere.

Thank you for your consideration. I look forward to hearing from you.

Susannah O'Reilly

From: Michael Stapleton
Sent on: Wednesday, January 29, 2025 11:42:12 PM
To: dasubmissions
CC: council
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew and Councillors,

I am writing to express my **strong opposition** to the proposed development of a 24-hour fast food outlet in our town centre as outlined in D/2024/1218 and located at 153 Redfern Street REDFERN. As a resident of Regent Street Chippendale and local to the Redfern town centre, I have several concerns regarding this development. These being:

1. Impact on Local Small Businesses: The introduction of a multi-national fast food chain will have a detrimental effect on our local small business owners, who are already facing significant challenges. Supporting local businesses is crucial for maintaining the unique character and economic health of our community. Documentation supplied by the applicant uses general statements to substantiate its claims that this development will "contribute socially and economically in <sic> the local area" (Statement of Environmental Effects p17). It is able to make broad statements about "local" economic impact (5.6.5 p20) or employment opportunities (5.6.4 p19) or sourcing "local" by aggregating their national network of outlets while not having any actual detail of impact within the postcode. They say: "McDonald's menu is made-up primarily of locally sourced ingredients and products, with more than 90% of the food and drink served manufactured in Australia." In this sentence they use "locally sourced" to mean anything manufactured in Australia. They have listed "9,000 suppliers in Australia" as evidence of hypothetical impact to Redfern suppliers - what are the specifics of this claim? Which suppliers have they listed **specifically** that operate in the 2016 postcode? How will the impact of this outlet on other business be measured?

2. Health Outcomes: The availability of fast food around the clock poses a risk to the health of at-risk members of our community. Increased access to unhealthy food options can contribute to poor dietary habits and exacerbate existing health issues, particularly among vulnerable populations. Their documentation states that their "range" of products have changed - but this doesn't mean they've eliminated sugary drinks or fatty deserts. They're still incentivising unhealthy options and targeting children and young people. We know the Redfern community has specific demographics. Why would the City of Sydney knowingly increase access to outlets such as these?

3. Sustainability and waste management: In the 'Statement of Environmental Effect' document the applicant devotes an entire section to "5.7 Ecologically Sustainable Development" pp20-21. It lists how amazing the company is because it developed "five identified sustainability pillars" in 2008. And despite this long standing commitment to sustainability the only action it could list against this specific store is "by having the building appropriately insulated to help improve building energy efficiency". What are they doing regarding generating and storing their own energy? What about their heating and cooling systems for the restaurant? What lighting and alternatives to gas are they proposing? The City of Sydney offers Green Building Grants which require more evidence of interest in sustainability than what this multi-national has put forward. Insulation of a building? Not good enough.

4. Heritage and Community: Having reviewed the 'Statement of Environmental Effects' and 'Heritage impact statement' it seems that the significance of the area around Redfern to Aboriginal heritage and community, past and present, has been ignored. According to the applicants documents the existence of Aboriginal people seems to stop at "early occupation" and are generally "outside the scope of this report and services provided by NBRs." Where is there any evidence in the applicant's documentation in recognising the impact of colonisation, the significance of Redfern, and engagement with existing communities within metres of the proposed outlet? Why couldn't they list targeted recruitment strategies and training opportunities for people that identify as Aboriginal, or a systematic approach to

Equity, Diversity and Inclusion rather than "It is also through diverse employment and training opportunities, particularly for young people." p19 (This sentence doesn't even make sense). What about sponsorship with local charities - where is evidence of specific examples? What is the specific impact of this outlet on our communities? As far as I can tell this application completely ignores the real local context and people that make up the "local" community, but rather uses generalisations applicable to any of their applications Australia-wide.

I urge the City of Sydney and panel considering this application to review these points and the long-term implications of this development on our community. I strongly believe that prioritising the well-being of our residents and our local economy should take precedence over the interests of a multi-national corporation.

Thank you for your attention to this matter. I'm happy to be contacted if you require any further information.

Michael Stapleton



From: Alex Cox
Sent on: Thursday, January 30, 2025 10:15:37 AM
To: dasubmissions
Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Mr Girvan

I am writing to formally object to Development Application D/2024/1218, which proposes the establishment of a 24-hour McDonald's restaurant at 153 Redfern Street, Redfern. As a local resident, I have several concerns regarding this development:

Impact on Local Businesses:

Redfern Street is renowned for its diverse array of independent cafes and restaurants that contribute significantly to the area's unique character. The introduction of a large multinational fast-food chain could jeopardize the livelihood of these small business owners by drawing customers away from establishments that offer distinctive and locally sourced options.

Promotion of Antisocial Behaviour

Operating a 24-hour establishment may lead to increased foot traffic during late-night hours, which could contribute to antisocial behaviour in the vicinity. Similar establishments have faced challenges related to loitering and disturbances, raising concerns about maintaining public safety and order.

Environmental Concerns

Fast-food outlets are often associated with higher levels of litter, which could exacerbate existing waste management challenges in the area. An increase in rubbish not only detracts from the visual appeal of our streets but also places additional strain on municipal services.

Health Implications

The proliferation of fast-food options is linked to unhealthy dietary habits, contributing to public health issues such as obesity and related diseases. Encouraging the consumption of such food, especially with a 24-hour operation, may adversely affect the well-being of our community members.

Cultural Sensitivity

Redfern has a rich cultural heritage, characterized by its unique blend of communities and traditions. The establishment of a McDonald's does not align with the local aesthetic and cultural values, potentially eroding the distinctive identity that residents and visitors cherish.

In light of these concerns, I respectfully urge the Council to reject this development application to preserve the integrity, safety, and health of the Redfern community.

Thank you for considering my submission.

Kind regards

Alex Cox

104 Pitt Street, Redfern

Alex Cox

From: Karina Chalouhi

Sent on: Wednesday, January 29, 2025 10:55:38 PM

To: dasubmissions

Subject: D/2024/1218 Address 153 Redfern Street REDFERN NSW 2016 - attention Matthew Girvan

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'd like to send in an objection to the proposed development. Creating a space for 24/7 fast food in a historically indigenous area who are already at risk of diabetes is irresponsible. Redfern is a historic area and deserves preservation.

Kind regards,

Karina

From: Sasha Rose
Sent on: Wednesday, January 29, 2025 8:42:16 PM
To: dasubmissions
Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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,

My name is Sasha Rose, I am a resident of the city of Sydney, and own a small life drawing business at the Bearded Tit on Regent St in Redfern. I am writing to beg the City of Sydney not approve the installation of a new McDonald's on Redfern St. Firstly, there is already a Macca's nearby in Waterloo/Alexandria, we don't need another one. But importantly, McDonald's premises ruins the environment around it and in the wider world. The corporation is super evil: they bust unions, exploit workers, pour canola oil down the storm drains, produce a lot of waste, don't take responsibility for their local area, they produce sound pollution, and support internal atrocities. I think installing yet another venue of this giagantic American corporation would be a mistake for Redfern and the public community vibe of art and culture and quality eateries.

Regards,
Sasha Rose

From: Jamie Quinn

Sent on: Wednesday, January 29, 2025 10:36:49 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

I would like to show and express my support for a new McDonald's in Redfern.

I believe this will create jobs in the local area, and the investment into the refurbishment of the building will be a great improvement

Thanks

Jamie Quinn

Bloom & Grow Australia & New Zealand

From: Susannah O'Reilly
Sent: Thursday, 30 January 2025 7:08 AM
To: Clover Moore
Subject: Fwd: Planning Permission D/2024/1218 (corner of Regent & Redfern 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.

Dear Lord Mayor,

I am writing to you about the planning permission D/2024/1218 which if successful will place a McDonalds on the corner of Regent and Redfern Street.

As part of the Redfern community, I am deeply concerned about the prospect of a fast food restaurant in the suburb, particularly given it will provide a significant number of unhealthy nutritional food & drink options to an already disadvantaged population.

My main points of concern are as follows:

- Given Redfern's geographic population, I fear this will lead to cheap, non nutritional food options, placing more strain on the Indigenous population (at a time where we need to be improving the health & wellness of the broader population). As you know, Redfern has historical and political significance to the Aboriginal community and the advancement of Indigenous rights and there is also a significant volume of social housing in Redfern.
- Significant pressure on already struggling local businesses
- Risk of added traffic at that junction, creating more of a risk to pedestrians & residents.
- It will create a significant amount of litter & waste
- 24 hours will likely lead to late night gatherings and the prospect of additional noise for residents.

Redfern is a wonderful, community focused, inclusive, warm and small, local community to be a part of. In my view, the placement of a McDonald's on the main street of Redfern is not consistent with the local community's culture, and it would be better placed elsewhere.

Also, in a time of increasing health & obesity challenges for the population more generally, I feel like we help prioritise peoples health & wellbeing. Redfern has some fantastic health & fitness options (Prince Alfred Park, NCIE etc) but I fear this will be a significant step backwards.

Thank you for your consideration and for your service to the City of Sydney.
Susannah O'Reilly

From: [REDACTED]
Sent on: Wednesday, January 29, 2025 2:07:27 PM
To: Council; mgirvan
Subject: DA Submission for: D/2024/1218 - Site address: 153 Redfern Street REDFERN NSW 2016
Attachments: DA-D_2024_1218-McDonalds-JW.pdf (123.54 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 Matthew,

Please keep my identifying information including name, address and email, private from the City of Sydney website.

Attached, please find my submission regarding DA: D/2024/1218 for Site address: 153 Redfern Street REDFERN NSW 2016.

Regards,

[REDACTED]
[REDACTED]

I've lived in Redfern since 2009 and have appreciated the progress in amenities in the area during this time.

The wide variety of cafes, bars and restaurants is a draw card for residents and visitors to Redfern who come here for the nightlife, food choices and vibe.

When I first saw that there was a McDonalds proposed for this area, right on the corner of Redfern and Regent Streets, I was shocked that this is even being considered for this location for several reasons:

- extreme competition to small business owners in the area with the 24/7 opening hours and cheap food;
- traffic concerns with the amount of rubbish trucks and deliveries at one of the busiest crossing areas in Redfern;
- security requirements seem non-existent and are focused on asking people to leave – what happens outside the premises?
- 24/7 trading hours should be earned and not presumed to have just because they are McDonald's.

I do not think that McDonalds is the right fit for this location and the application should not be approved.

Security and Incidents

The Duty Manager role will have their hands full with the amount of monitoring and work they will need to do 24 hours per day... Following details from the "Plan of Management" document just a few of the duties are:

- The Duty Manager will ensure that customers keep noise to an appropriate level upon entering and leaving the premises.
- The Duty Manager will ask customers making any inappropriate noise to leave quietly and quickly and ask any customers loitering to move on
- The Duty Manager will ensure that the adjoining footpath, gutter, building entry, and surrounds are clean and clear of litter at all times.

How can one role of Duty Manager, do all of this to a high level, 24 hours per day, and manage a cafe? Delegation of some of these duties to a junior staff member is the most likely scenario.

Staff training can only cover so much. Confronting drunk or drug affected groups of people in the middle of the night, or any time, is a lot for a mature adult to handle let alone if delegated to a more junior staff member.

There are 7 bars very close by (Hustle & Flow Bar, The Dock, Beercade, Hotel Regent Sydney, Arcadia, The Noble Hops, The Redfern) to this proposed development and I seriously doubt one person can manage a high level of drug and alcohol affected people.

The security requirements seem non-existent and are focused on asking people to leave – what happens outside the premises once these people leave? Is everyone else left to fend for themselves?

Will there be a security guard hired to help manage noise and other security issues that arise on the weekends, or will all incidents be directed to police? How will this impact police resources in the local area?

Waste management

There are questions raised from the following details from the “Plan of Management” document:

From “4.7 Cleaning of the Surrounding Public Domain “

- A litter patrol area will be determined prior to occupation. McDonald’s operations generally instruct litter patrols at the following times: • After Sunrise; • Midday; and • Before Sunset.
- Additional litter patrols may be carried out on Saturday and Sunday mornings, subject to litter generation. Vandalism and graffiti will be removed (where possible) within 24 hours.

How will the litter patrol area be determined and by whom? How do residents in the nearby community have their location included in the litter patrol if they are impacted with litter?

Will the litter patrol be going up and down Redfern and Regent Streets? Will the graffiti patrol monitor these streets as well?

The “Additional litter patrols may be carried out on Saturday and Sunday mornings, subject to litter generation” should be essential on the weekends, not just “subject to litter generation” – how will they know there is more litter generation if they don’t check? These extra rubbish patrols should be the minimum requirement if the opening hours are 24/7, or even 7:00am to 12:00 midnight.

Traffic

In the “Statement of Environmental Effects” document, it mentions that the removal of on-site waste and deliveries will take place at the kerb. This corner on Redfern Street is incredibly busy, and there is a left turning lane into Regent Street.

The volume of rubbish and deliveries will be quite large – rubbish bins will be 4 x 320 litre bins and 2 x 240 litre bins, which will take time to empty/unload, and this will cause traffic delays. How will this be managed or reviewed in the future?

The crossing across Regent Street is high volume, with people trying to get to the train station and to other services in the area, and will also have to deal with extra foot traffic, drunk people and bigger crowds blocking the footpath at the entrance - all impacting access and security to the area.

Noise Management

In the “Plan of Management” document, “4.6 Noise Management”, it says:

The Duty Manager will closely monitor the following noise management procedures:

- The Duty Manager will ensure that customers keep noise to an appropriate level upon entering and leaving the premises. The Duty Manager will ask customers making any inappropriate noise to leave quietly and quickly and ask any customers loitering to move on; and
- Reports of all noise complaints received by the Duty Manager will be documented in a register.

What is the outcome of recording noise complaints in a register? How are they addressed? Are they shared with the public at all?

Multinational corporation competition to local small businesses

There are many small business owned restaurants and cafes in Redfern. These businesses are the main reason that Redfern is now a vibrant and go-to place.

No doubt that the cheap and quick McDonald's food will impact on these local businesses, who are already in a competitive environment.

How will they survive against a large multinational corporation? Do we want to see a Redfern which has shuttered, empty shop fronts again as it was a few years ago before it became a food destination that locals can enjoy?

Trading hours

The proposal mentions the opening hours of 24 hour, 7 day trade – other businesses in the area have had to start with minimum opening hours and then once they have proven themselves, they submit a DA to open later. Why should McDonald's be any different?

They state in the "Statement of Environmental Effects" document, p14:

"A McDonald's operating 24 hours 7 days a week has become an expectation of the general public ensuring that they have access to food and drink in convenient locations throughout all periods of the day and night."

24/7 opening hours for McDonald's is unnecessary, and the opening hours of 7:00am to 12:00 midnight should be the first steps to gain an understanding of rubbish and security issues that will occur. It should be earned and not a right to have 24/7 opening hours.

McDonald's may have the experience of extended nighttime trading, however every suburb is different and have their own issues. Redfern has its own set of needs that would need to be discovered first before 24/7 opening is considered.

From: [REDACTED]
Wednesday, January 29, 2025 2:07:27 PM
Sent on: Council; mgirvan
To: DA Submission for: D/2024/1218 - Site address: 153 Redfern Street REDFERN NSW 2016
Subject:
Attachments: DA-D_2024_1218-McDonalds-JW.pdf (123.54 KB)

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Dear Matthew,

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Attached, please find my submission regarding DA: D/2024/1218 for Site address: 153 Redfern Street REDFERN NSW 2016.

Regards,

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McDonald's may have the experience of extended nighttime trading, however every suburb is different and have their own issues. Redfern has its own set of needs that would need to be discovered first before 24/7 opening is considered.

From: Dean
Sent on: Thursday, January 30, 2025 1:35:10 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

The proper officer,

Re: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

I reside at 55 William Street, Redfern. **I strongly oppose the approval of this application.**

I am against 24-hour trading.

Statistics show that crime rates increase in neighbourhoods where there is 24 hour trading.

I am against the noise pollution and light pollution that this restaurant would cause.

There is a meat-free restaurant next door.

There is insufficient allowance for the extreme amounts of waste & litter that this restaurant would cause.

There are 3 McDonalds restaurants within 1000 metres of the address, at Ultimo, Waterloo and Greens Square.

We don't need another one.

Food made at McDonalds restaurants is very high in sugar, very high in salt. It is an affront to common sense.

Thank you,
Dean Lenz



Virus-free. www.avast.com

From: Info - Arcadia Liquors
Sent on: Thursday, January 30, 2025 3:39:29 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 likely to negatively affect the streetscape, vastly increase neighbourhood litter and will likely attract an increase in late night antisocial behaviour. The hours are totally inconsistent with the area, as is the proposed signage.

There are no positive aspects for the local community.

Sincerely,

David Jank

From: Leo Keller
Sent on: Thursday, January 30, 2025 4:06:45 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew
Girvan 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.

Dear Matthew,

I am a local resident at 37 George Street Redfern, and am vehemently opposed to the proposed development and 24/7 operation of a large McDonald's fast food outlet in our neighbourhood.

There are a myriad of legitimate reasons to not burden us with this horrible option, but the most impactful outcome is bringing more cheap, innutritious food into the area with a community vulnerable to diabetes and other health related issues.

I am shocked and appalled that there has been no real community consultation. Please do not approved this application.

Regards
Leo Keller

Disclaimer notes:

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From: Sarah Geatches
Sent on: Thursday, January 30, 2025 5:06:05 PM
To: dasubmissions
Subject: D/2024/1218 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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'm writing to express my disdain for the proposal to have a McDonalds franchise open at 153 Redfern Street.

I lived on Redfern Street for many years, the medical centre next door was my regular GP and chemist, and I got my bread across the road. I now work in the local community in social services. I believe that a McDonalds would have a detrimental impact on the suburb.

We're in the middle of a cost-of-living crisis and people are looking for affordable options for meals. We don't want one of the most affordable options to also be the least healthy option. Their success would be at the loss of the existing food shops that are almost all more ethical, nutritional, and profitable to the local community.

Redfern is a hub of Aboriginal culture and rights. There are local businesses and business owners who vocally support the rights of indigenous Palestinians. McDonalds actively works to dismantle these values everywhere they exist and oppress the struggle against colonialism.

Please reconsider allowing this to happen and keep me informed of any updates.

Yours hopefully,
Sarah Geatches

From: Baxter Atkins
Sent on: Thursday, January 30, 2025 8:48:26 PM
To: council
Subject: Strong Objection to Redfern 24/7 McDonald's 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 City of Sydney Council,

I am writing to express my strong objection to the proposed 24/7 McDonald's in Redfern (Development Application 2024/1218). This proposal is deeply concerning for several reasons, and I urge the council to reject it in the best interest of our community.

1. Impact on Local Businesses and Community Character

Redfern is a unique and vibrant community with small businesses that contribute to its character and charm. A 24/7 McDonald's threatens these local establishments, undermining the diversity and authenticity of the area in favor of yet another multinational chain.

2. Health Concerns

The introduction of a 24/7 fast-food restaurant will have negative consequences for community health, particularly among young people. The presence of an all-hours McDonald's encourages unhealthy eating habits and further normalizes fast food consumption in a time when we should be promoting healthier lifestyles.

3. Environmental and Traffic Issues

Redfern already faces issues with street litter, waste management, and traffic congestion. A 24/7 McDonald's will only exacerbate these problems, increasing rubbish, noise pollution, and parking difficulties in the area.

4. Crime and Anti-Social Behaviour

It is well-documented that 24/7 McDonald's outlets attract late-night disturbances, anti-social behavior, and crime. Redfern does not need another hotspot for drunken and disorderly behavior, especially in an area that has worked hard to foster a safe and welcoming community environment.

This proposal does not serve the interests of Redfern residents—it only benefits a multinational corporation at the expense of local businesses, public health, and community safety. I strongly urge the council to listen to the concerns of the local community and reject this development application.

Sincerely,

From: Sophie Aitken
Sent on: Thursday, January 30, 2025 8:57:45 PM
To: council
Subject: Opposition to 24/7 McDonald's in Redfern

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 strongly oppose the proposed 24/7 McDonald's in Redfern (Development Application 2024/1218).

This development poses serious risks to our community, and I urge the council to reject it.

1. **Threat to Local Businesses and Community Identity** Redfern has a thriving local business scene that gives the area its unique character. A 24/7 McDonald's will undermine small businesses, drawing customers away from independent cafes and restaurants that contribute to the community's vibrancy.
2. **Negative Health Impact** The constant availability of fast food will further encourage unhealthy eating habits, particularly among young people. Instead of supporting initiatives that promote well-being, this proposal would make fast food even more accessible at all hours.
3. **Environmental and Traffic Concerns** Increased litter, waste, and parking issues are inevitable with a 24/7 fast-food outlet. Redfern already struggles with these problems, and adding a round-the-clock McDonald's will only make matters worse.
4. **Crime and Anti-Social Behaviour** Late-night fast-food outlets are known to attract crime, disturbances, and anti-social behaviour. This is not what Redfern needs—residents deserve a safe and peaceful environment, not a magnet for disorderly conduct.

This proposal does not align with the needs or interests of the local community. I urge the council to listen to residents and reject this application.

Sincerely,
Sophie

From: Katherine O'Donoghue

Sent on: Thursday, January 30, 2025 8:52:58 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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Dear City of Sydney Council,

I am writing to express my strong objection to the proposed 24/7 McDonald's in Redfern (Development Application 2024/1218). This proposal is deeply concerning for several reasons, and I urge the council to reject it in the best interest of our community.

1. Impact on Local Businesses and Community Character

Redfern has a vibrant community and unique charm that small businesses contribute to. A 24/7 McDonald's threatens these local establishments, undermining the diversity and authenticity of the area in favour of yet another multinational chain.

2. Health Concerns

The introduction of a 24/7 fast-food restaurant will have negative consequences for community health, particularly among young people. The presence of an all-hours McDonald's encourages unhealthy eating habits and further normalises fast food consumption in a time when we should be promoting healthier lifestyles.

3. Environmental and Traffic Issues

Redfern already faces issues with street litter, waste management, and traffic congestion. A 24/7 McDonald's will only exacerbate these problems, increasing rubbish, noise pollution, and parking difficulties in the area. Especially being so close to a central area of the suburb this will be centralised in an already high traffic area.

4. Crime and Anti-Social Behaviour

It is well-documented that 24/7 McDonald's outlets attract late-night disturbances, anti-social behavior, and crime. Redfern does not need another hotspot for drunken and disorderly behavior, especially in an area that has worked hard to foster a safe and welcoming community environment.

When I walk the streets of Redfern at night I feel safe, introducing a McDonalds and the associated risks with this will be detrimental to the suburb and all its worked to achieve.

This proposal does not serve the interests of Redfern residents—it only benefits a multinational corporation at the expense of local businesses, public health, and community safety. I strongly urge the council to listen to the concerns of the local community and reject this development application.

Thank you
Katherine O'Donoghue

From: [REDACTED]
Sent on: Friday, January 31, 2025 8:14:35 AM

To: council; [REDACTED]
Subject: Re: DA application: D/2024/1218 Concerns and Comments

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 Sydney City Council,

Re: DA application: D/2024/1218

Address: 153 Redfern Street REDFERN NSW 2016

Applicant: SLR CONSULTING

Description: Alterations to the existing building for use as a food and drink premises with hours of operation of 24 hours, 7 days per week. The works include a new awning and signage.

Response and comments:

Our household and our street is horrified with this planned McDonald's 24x7 outlet in the centre of Gadigal land.

For the following reasons:

1. The McDonalds building and signage is not in keeping with the architecture, aesthetic and spirit of the Redfern and Regent Streets location and neighbourhood.
2. The McDonalds business and practice creates a stark imprint of western commercial food processing, contrasting to the Gadigal FNP nurturing of land, culture and health.
3. The McDonalds 24x7 commercial operation is totally at odds in Redfern's respected spiritual neighbourhood.
This Redfern precinct deserves time to sleep and rest.
4. McDonalds and fast food offers a poor food health alternative

to FNP and local diets.

Refer to research articles:

1. “The Hidden Dangers of Fast and Processed Food” 2018.

<https://pmc.ncbi.nlm.nih.gov/articles/PMC6146358/>

2. “Concerns and priorities of Aboriginal and Torres Strait Islander peoples regarding food and nutrition: a systematic review of qualitative evidence”2021

<https://equityhealthj.biomedcentral.com/articles/10.1186/s12939-021-01551-x>

5.The added McDonalds food waste and McDonalds waste collection will add to an already congested neighbourhood and bring disruption to the local communities.

6. McDonalds delivery traffic and parking issues on these major thoroughfares of Redfern and Regent streets will bring dangerous hazards to traffic flow and pedestrian foot traffic.

7. McDonalds customer traffic and parking issues on these major thoroughfares of Redfern and Regent streets will bring dangerous hazards to pedestrian foot traffic.

8.The Redfern social and financial neighbourhood is already suffering with poverty, and lower housing quality. The presence of the “McDonalds commercial culture” will only exacerbate this division and inflame tensions.

9.The McDonalds 24x7 late night and early hours commercial operation will attract antisocial behaviour amongst already sensitive businesses in the Redfern and Regent streets precinct.

We have the deepest concerns and fears for this McDonalds proposal DA: D/2024/1218.

We request you give considered attention to our concerns, and halt this development.



[Sent from Yahoo Mail for iPad](#)

From: Rob Marston
Sent on: Thursday, January 30, 2025 7:32:59 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 wish to appeal the application to allow McDonalds into Redfern for the following reasons:

- There are already a wide selection of fast food establishments in Redfern, catering for all wallets and tastes
- There are McDonalds within short walking distance at Central and in Alexandria
- This is not in keeping with the 'local' community, where small businesses thrive on local shoppers.
- The increased rubbish from McDonalds is unwelcome in Redfern, that already struggles with littering
- The 'nutritional value' of McDonalds is horrendous and not something that this community needs more of.
Has the review looked at obesity levels in Redfern?
- The proposal to have the McDonalds as a 24 hour operation will make it the ONLY 24 hour venue in Redfern and completely unnecessary.

Please confirm receipt of this submission

Rob

From: Nicola Mansfield
Sent: Thursday, 30 January 2025 7:34 AM
To: Matthew Girvan; Clover Moore; Monica Barone
Subject: Re: D/2024/1218 community meeting

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.

Matthew,

another prompt on my unanswered request please.

We are very concerned that without the required notification of the DA exhibition period on the building, and with so many council staff on holidays and not answered our requests for information, this highly contentious DA has not been due process.

Nicola Mansfield
5 William St Redfern 2016
[REDACTED]

From: Nicola Mansfield
Sent: Tuesday, 21 January 2025 4:57 PM
To: Matthew Girvan
Subject: D/2024/1218 community meeting

Matthew,

I am making contact in regards to D/2024/1218 on behalf of a sizable group of concerned residents. The local community has convened and we have significant urban planning concerns given impact on community, amenity, safety and heritage. The DA seems to be in contravention of Development Control Plans (DCP 20012), the Redfern Estate Heritage Conservation Area (Statement of Environmental Effects), and Article 1 of The Burra Charter. Furthermore, the proposed plans do not meet criteria set out in the Waste Management report. Finally, given the precedence of such a business operating 24hrs, we are shocked to see there has been no police or community engagement.

We would like to meet to understand Council's thinking. We are able to meet at any time, in person or by online meeting. We note your deadline for submissions is 06/02/2025 so we request this happen as a matter of urgency.

Nicola Mansfield
5 William St Redfern 2016
[REDACTED]

From: Drew Andrea

Sent on: Friday, January 31, 2025 11:55:00 AM

To: council; mgirban

Subject: DA: D/2024/1218 - Proposed McDonalds on Redfern 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.

Hello Matthew,

In regards to the proposed new McDonalds on the corner of Redfern & Regent Street, I would just like to say that I am in favour of the development.

At first I was not sure because I have been waiting for the current dilapidated building to be fixed for years because it makes Redfern look like the slum it was years ago.

Conversely I am not a fan of McDonalds being the greeting to Redfern in that prominent position but am now on board because at least it's better than what is there and I do believe the improved aesthetic effect will mean more good businesses to follow.

from Drew Andrea

From: Mandy Roberts
Sent on: Friday, January 31, 2025 12:08:21 PM
To: council; dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew

Re: Objection to Development Application 2024/1218 Redfern McDonald's Restaurant

I am writing to formally object to the proposed development of a McDonalds on Redfern St, Redfern. As a local resident, I have multiple concerns of the negative impact that the development would have on local business, community character, safety, traffic and rubbish.

Local Business and Community Character

Redfern St and surrounds has developed a great local vibe with small independent businesses, that locals love, and encourage other Sydneysiders to visit as a destination. A lot of work has been done to date to maintain this local vibe and sense of community. Multiple small local businesses sell similar products, so the council would show it does not support local business by allowing a big multinational company to operate in a local area. This type of business goes against the local businesses and the feeling of the area.

Additionally, for anyone who would like McDonalds, McDonalds in Waterloo that is approx. 1km away from the proposed site with a drive through, parking and closes at 2am.

Safety

The risk of crime is increased with 24hr opening, resulting in a likely increase in assaults, robberies and illegal activity. This does make the area safe for coming back from the local restaurants or train station late at night. I as a single woman living in Redfern would not feel safe walking home from the train or Metro station with the type of crime that such 24hr venues attract. Would the Council would be liable for any issues that result from any incidents given multiple residents and the NSW Police have objected on this basis?

Traffic

I am concerned about the impact it will have on traffic in an already busy area. Currently, around the site it is a no stopping zone, so I am unsure how will deliveries be made without impacting local traffic. There is not sufficient parking in the surrounding streets to cope with the size of the proposed development. How will council manage this without impacting local residents?

The development will also increase the number of delivery rider bikes. This adds to the increased traffic, as well as creating an issue in pedestrian areas. The delivery bike riders will be coming into pedestrian areas, and therefore impacting pedestrian areas along with the safety concerns. The bikes left out the front of the proposed site will provide for trip hazards, and the riding of bikes in pedestrian areas is a big safety concern. As we all witness on a regular basis, despite road rules etc delivery drivers can be loose with road rules and ride on footpaths to get to their destinations. Would council be liable for any injuries, given the concerns multiple residents will express about this?

Rubbish

Even if recycling and waste bins are provided, such a 24/7 venue would naturally result in increased littering and rubbish in the area. Including food scraps which would attract vermin, cockroaches and the dreaded bin chickens. The Waste management report submitted in fact notes that the Operational Stage is only allowing for 2 x 240L bins are less than required under Council guidelines. Will Council be increased the street cleaning in these areas with no impact or increase to resident rates to allow for cleaning up for a business?

To date, I have been unable to see the DA notice posted on the proposed development so believe due process has not been followed with this proposal. Additionally, there has been a distinct lack of community consultation given the size and scale of the proposed development that will have significant impact on the community.

Yours sincerely

Mandy Roberts

48 William St, Redfern

From: Drew Andrea
Sent on: Friday, January 31, 2025 12:16:50 PM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 regards to the proposed new McDonalds on the corner of Redfern & Regent Street, I would just like to say that I am in favour of the development.

At first I was not sure because I have been waiting for the current dilapidated building to be fixed for years because it makes Redfern look like the slum it was years ago.

Conversely I am not a fan of McDonalds being the greeting to Redfern in that prominent position but am now on board because at least it's better than what is there and I do believe the improved aesthetic effect will mean more good businesses to follow.

from Drew Andrea

Mr Drew Andrea
Work Integrated Learning Officer
ALLY (GLBTI+ Liaison)
Teaching & Learning Support Unit (TLSU)

Faculty of Arts and Social Sciences
University of Technology Sydney
Bldg 10, Level 5, Room 570, 235 Jones St, Ultimo NSW 2007
PO Box 123. Broadway NSW 2007 Australia

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From: Russell Stone

Sent on: Friday, January 31, 2025 4:18:43 PM

To: dasubmissions

Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Hey Matt,

I'm only writing to you because there are a few people spreading so much misinformation about this development on the Redfern Residential Facebook Page and encouraging people to write to you to express their concerns over the McDonalds opening. If you are able to access the page (you may not be able to as it's a private group) the truth is that the vast majority of people locally are responding positively to the development, but the detractors will be the ones who lodge concerns and opposition. I'm not even a McDonalds customer, but the 'anti-development' brigade will just hold the suburb back. The design is a massive improvement on what's currently in that spot. Thanks Russell

From: Alexandra Reynolds

Sent on: Friday, January 31, 2025 4:43:32 PM

To: dasubmissions

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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'm writing to express my disapproval of this proposal. As a member of the Redfern community we do not need a large commercial business like McDonald's added to the precinct. I believe it would be harmful to the community and heavily negatively impactful on small businesses in the area.

Please do not approve.

Thanks,

Alex

Sent from my iPhone

From: Mary Gillespie
Sent on: Monday, February 3, 2025 8:50:42 AM
To: dasubmissions
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 McDonald's Development on Redfern Street

As a local resident, I strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. A McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

Social and Community Impact

The site is close to:

- Inner Sydney High School
- Jarjum Primary School
- Social housing areas

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

Economic and Market Saturation

- 5 local hamburger spots already thrive nearby.
- An existing McDonald's is only 1.6 km away in Waterloo (that's 3 blocks away!)
- McDonald's already delivers to the area via services like Uber Eats.

This proposal threatens the viability of small, local businesses that contribute to Redfern's unique community.

Environmental Concerns

McDonald's typically generates significant waste, worsening local litter issues and straining waste management. The resulting mess would impact the area's appearance and may attract pests.

Traffic and Amenity

In addition, it would bring increased traffic hazards both on the road and on pathways with delivery drivers and others stopping for pickups (there is another McDonald's 3 blocks down Botany Rd which has parking and drive through).

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Create additional foot traffic around schools.
- Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

- Supporting adaptive reuse for local, independent businesses and creative studios.
- Encouraging businesses that align with Redfern's village character.
- Prioritising diverse, community-focused enterprises.

Conclusion

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

Thanks

Mary

Mary Gillespie

[REDACTED]
[REDACTED]

From: Michal Roucek <[REDACTED]> on behalf of Michal Roucek
<[REDACTED]> <Michal Roucek <[REDACTED]>
Sent on: Friday, January 31, 2025 1:56:48 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2024/1218 153 Redfern St Redfern NSW Attention Matthew Girvan

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 Mr Girvan

Submission - D/2024/1218 153 Redfern St Redfern NSW Attention Matthew Girvan'

Dear Mr Girvan

Re: Objection to McDonald's Development Application in Redfern (DA No.**D/2024/1218**)

I am writing to express my strong opposition to the proposed McDonald's development application for a store in Redfern. While I understand that businesses like McDonald's contribute to local economies, the proposed location and 24-hour operation would have significant negative consequences for the surrounding community. Below are the main concerns I believe need to be considered before approval is granted:

1. Impact on Local Amenity

Redfern is a village and residential/mixed-use area where the current community values peace and a high quality of life. The operation of a 24-hour McDonald's would disrupt this, bringing constant noise from traffic, customers, and delivery trucks at all hours of the day and night. This would degrade the amenity of the neighbourhood, making it a less pleasant place for residents to live.

2. Traffic and Pedestrian Safety

The proposed 24-hour operation would lead to increased traffic congestion in an already busy area. McDonald's stores tend to generate large volumes of traffic, particularly during late-night hours. With Redfern's narrow streets and the proximity to key pedestrian areas and public transport hubs, this increased traffic could pose serious risks to pedestrians and cyclists, especially at night when visibility is reduced.

3. Truck Movements and Environmental Impact

Deliveries to a 24-hour McDonald's would result in frequent truck movements through the streets of Redfern, disrupting local traffic and further increasing the noise levels. This would not only damage the peaceful nature of the village, but it also raises environmental concerns regarding emissions and noise pollution. The presence of large trucks in such close proximity to residential areas at night would further deteriorate the quality of life for local residents.

4. Redundancy of Nearby McDonald's Locations

There are already several McDonald's outlets within a short distance from Redfern, including in Surry Hills, Alexandria, and Erskineville. The area is well-served by these existing stores, making the addition of another McDonald's redundant. Opening a new outlet in Redfern is unnecessary and would only increase competition between already established businesses in the area.

5. Night-Time Disruption

Operating 24 hours a day would introduce ongoing disruptions throughout the night. Late-night noise from customers, cars, and staff would disturb the peace of the surrounding neighbourhood, which is predominantly residential. In a community like Redfern, where many people rely on sleep at night for work or study, the constant noise from a 24-hour fast-food restaurant would have a significantly negative impact on residents' well-being.

6. Lack of 24/7 Businesses in the Area

Currently, Redfern does not have any other 24-hour fast-food operations or similar businesses. The introduction of McDonald's as a 24/7 operation would set a precedent that could lead to other businesses adopting similar hours, further altering the character of the neighbourhood and creating additional disruptions to the local community.

Conclusion

For all of the reasons outlined above, I urge the City of Sydney Council to reject the proposed McDonald's development application for Redfern. The harm this business would cause in terms of noise, traffic, safety, and overall disruption to the local community far outweighs any perceived benefits. I believe it is essential to protect the current character of Redfern as a residential and community-oriented area and to prevent the establishment of a 24-hour fast-food outlet in this location.

Thank you for considering my objection. I trust that the council will make the right decision in the interest of the local community and its long-term well-being.

Yours faithfully,
Michal Roucek

[REDACTED]

Michal Roucek

Partner

M [REDACTED]

E [REDACTED]

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

<[REDACTED]> <Kate Coates <[REDACTED]>

Sent on: Friday, January 31, 2025 8:12:50 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew Girvan,

I hope that you will reject the proposed McDonalds restaurant on the main street in Redfern. Not only will this adversely affect the residents of low-income housing in the area, but it will also negatively impact all other small businesses surrounding it. Chiefly among these is Mr Charlies, directly around the corner, which has significant positive impact on the community by providing employment for underprivileged individuals (it's staff is 80% First Nations). McDonalds will not have any positive contributions.

I work on Botany Road and am proud to get dinner at local restaurants and would be incredibly disheartened to see them suffer because of a chain like this moving into the area. Please do not approve this proposal.

Thank you,
Kate

From: Jason Packenham <[REDACTED]> on behalf of Jason Packenham
<[REDACTED]> <Jason.Packenham@[REDACTED]>

Sent on: Friday, January 31, 2025 8:14:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I am writing to voice my concern and lodge my objection to this development application. The City of Sydney prides itself on its vision of a city of villages, and the proposed MacDonalds development would actively work against this vision.

In the context of ongoing gentrification and the redevelopment of the Waterloo housing estate, the village of Redfern is at a critical juncture. At this time, it's critically important for the City to support and prioritise local trade by local people.

This isn't simply a NIMBY objection - there is no place for international fast food chains in our village centres. The presence of MacDonalds in Redfern not only replaces a potentially more appropriate development at this location, but undermines the viability of existing businesses in the area.

I urge the City to reject this development application.

Kind regards,

Jason Packenham
[REDACTED]

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From: Clare Cavanagh <[REDACTED]> on behalf of Clare Cavanagh
<[REDACTED]> <Clare Cavanagh <[REDACTED]>
Sent on: Saturday, February 1, 2025 2:55:16 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 wish to comment in objection of the above proposal to allow McDonald's development on Redfern Street. As a part-owner of a business in the area (Improv Theatre Sydney), I feel strongly that this proposal is in direct conflict with the needs of the business area and the culture of the street.

Redfern Street and its surrounds (Botany road etc) is home to flourishing small local businesses. A McDonalds would damage the cultural identity of this business district.

The area is close to a number of schools, especially those servicing Aboriginal students. It is predatory to open such a fast food shop close to these schools.

McDonald's generates significant waste and the company as a whole has a detrimental environmental impact. This is contrary to the environmental concerns of business, residents and the local council.

Finally, there is already significant traffic issues in this area. A McDonald's would increase traffic, especially with delivery vehicles.

In conclusion, I strongly oppose this development proposal because it undermines the identity of the street locals and businesses have carefully built, it would have adverse environmental impacts and its social impact would be harmful.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Clare Cavanagh
(Improv Theatre Sydney)

From: Matthew Jorgenson <[REDACTED]> on behalf of Matthew Jorgenson
<[REDACTED]> <Matthew.Jorgenson@[REDACTED]>
Sent on: Saturday, February 1, 2025 12:50:09 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 voice my opposition to the development of a McDonald's restaurant in Redfern.

My key concerns are:

1. Redfern has many small businesses that would likely suffer with the opening of another major fast food outlet in our suburb centre
2. There is already a McDonalds near by on McEvoy St Alexandria
3. Proximity to local schools and social housing may also present an issue for people...do we need to be encouraging kids to be consuming more fast food?
4. McDonald's restaurants, particularly 24hr hubs like this one are notorious for having large swathes of rubbish out the front, large banks of delivery bikes on the path
5. A 24hr McDonalds may also act as an attraction for people coming from local bars, meaning people late at night gathering rather than going home, creating potential safety issues
6. Redfern is a community that does not need more fast food, it is at odds with the character and vibe of our community.

We welcome the redevelopment of the buildings and investment in the area, however it needs to be done in a way that advances our community, not holds it back. We should be aspiring to being a community of successful small businesses, not supporting major corporates like McDonalds at the expense of our fantastic local take away and restaurants.

Many Thanks
Matthew Jorgenson

Unit 11, 27-41 Wyndham St
Alexandria 2015

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

Sent on: Sunday, February 2, 2025 10:07:27 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 am writing to express my concerns for the above submission of the opening of a McDonald's restaurant in Redfern.

I have lived in Redfern for almost 8 years now and enjoy to local, 'village' feel of the area with several locally owned businesses.

While I am supportive of more restaurants and even possibly more 'take away' type places I feel that 24 hour McDonalds will take away that 'local' feel.

I personally do not like McDonalds food and as a medical practitioner I do not think that it is the best type of food for an area that has a population of lower socially disadvantaged people with high rates of obesity and heart disease.

I also do not want Redfern to become an area such as the inner city of Sydney nor Kings Cross, where I believe are other 24 hour McDonalds outlets.

Kind regards

Dr Craig Rodgers
George Street
Redfern

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

Sent on: Sunday, February 2, 2025 1:18:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 resident of redfern for the past 5 years, I strongly disagree with a McDonalds resturant being opened in this area.

This community has never had this kind of fast food scrap in the area, and it has made redfern unique and local.

It will plague and manipulate the disadvantaged communities here, it will cost out and bury important local businesses.

24 hour service will create a rough and potentially dangerous corner, across the road from the pub.

It's a no from me.

We don't want it here.

Caitlin McGregor

From: Marek Leszczynski <[REDACTED]> on behalf of Marek Leszczynski <[REDACTED]>
Sent on: Sunday, February 2, 2025 8:28:02 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 reaching out to today in objection to the development application initiated by McDonalds Australia on Redfern street.

Although I have only been living in Redfern for a little over three years now, I have seen multiple small business go under, struggling to meet rent payment. Opening a new McDonalds joint on the corner of Redfern Street would only make this harder for small businesses, achieving little more than redistributing wealth from nearby small business owners to the already wealthy. I can see this driving out many of the smaller franchises and other restaurants, potentially harming Redferns unique restaunt scene.

To add to this, there are already multiple McDonald restaurants within walking distance of this location, in waterloo and on broadway with delivery though uber eats also being an option. McDonalds here or not, it is still readily available to the residents of Redfern, nobody is missing out if this development doesn't go ahead.

Ultimately I and many other Redfern residents belive this development would only serve to benefit the McDonalds corporation at the cost of the Redfern community. Lots of work has been put into Redfern over the last decade, we would hate to see this undone by simple corporate greed.

Regards,
Marek L

From: Gregory Anderson <[REDACTED]> on behalf of Gregory Anderson
<[REDACTED]> <Gregory Anderson <[REDACTED]>
Sent on: Sunday, February 2, 2025 11:35:35 AM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to Development Application [D/2024/1218] - Redfern McDonald's Restaurant

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 oppose the Development Application [D/2024/1218] - Redfern McDonald's Restaurant. I am resident of Redfern.

My issues with the proposal are:

There is insufficient infrastructure for waste for a business of this type - no rear lane access to remove waste.

The 24 hour opening hours will increase crime and antisocial behaviour.

McDonalds products are not healthy and will compromise Community Health particularly for youth and the area's high Aboriginal population.

A large MacDonalds is located in the area, barely a kilometre away. Another McDonalds is not needed.

Your sincerely

Gregory Anderson

—
Gregory Anderson
Creative Director and Founder

SUPERSENSE
Creating sensory narrative worlds

P [REDACTED]
W supersense.studio
IG supersense.studio

From: peter hoffman <[REDACTED]> on behalf of peter hoffman <[REDACTED]> <peter.hoffman@[REDACTED]>
Sent on: Monday, February 3, 2025 9:17:19 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

Good morning,

I own a unit in 1B Lawson Sq Redfern, which is across the road from this site.

I object to the proposed development as it would be totally out of character for the historic main street of Redfern, and the 24 hour nature would have food delivery vehicles and increased traffic noise throughout the night.

If a high traffic business must be on that site I feel, given the number of residences, guesstimating 300 within 75 metres of the site, trade should be restricted to 6am to 10pm.

Regards,

Peter Hoffman
1301, 1B Lawson Sq,
Redfern.
[REDACTED]

From: Ross Bennett <[REDACTED]>
Sent on: Thursday, January 30, 2025 7:36:00 PM
To: council@cityofsydney.nsw.gov.au
Subject: Support for McDonald's Development on Redfern 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.

Hi,

Having lived and worked in Redfern over the past four decades, I strongly support McDonald's proposed development on Redfern Street.

This plan poses no risks to the character of our community, local businesses, or public wellbeing.

It's good for business, good for jobs and good for Redfern.

Ross Bennett

From: Mark [REDACTED]

Sent on: Monday, February 3, 2025 10:21:53 AM

To: council@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 do not publicly disclose my email address or my surname.

You can just name me as "Mark".

I am very much in favour of the proposed development of the site at 153 Redfern Street REDFERN NSW 2016, as detailed in application D/2024/1218.

I arrive at Redfern Station 5 days a week and walk to work at the University of Sydney, and I am always appalled at how run down and dilapidated the suburb is. I often travel into the area in the evening for dinner or drinks however it never feels particularly safe.

I think the suburb would benefit greatly from a 24hr McDonalds. Fast-food is ideal for commuters who have very little time to stop. There is an abundance of small cafes which are ideal for me when I have more time, but more choice is always a good thing. The addition of a McDonalds would also create great employment opportunities.

This development would make the area feel vibrant and bright. The presence of a business operating 24/7 also adds to a sense of safety at nighttime.

I would urge the council to approve this development.

Regards,

Mark

From: Dolly Kachwaha <[REDACTED]> on behalf of Dolly Kachwaha
<[REDACTED]> <Dolly Kachwaha <[REDACTED]>
Sent on: Monday, February 3, 2025 9:36:34 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 live in a building across from the proposed site. The addition of a 24/7 McDonalds is likely to reduce amenity for the nearby residents- specifically noting increased noise, trash and traffic at late hours.

Redfern St is already well serviced by other late night food options further down the street and does not need another at this site. In addition, it does not fit with the community values, as it would push out other independent operators nearby.

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

<[REDACTED]> <Michelle Perry <[REDACTED]>

Sent on: Monday, February 3, 2025 10:05:43 AM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: DA D/2024/1218

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: Matthew Girvan

I am writing to object to the above submission on the following grounds:

McDonalds is a poor fit for the Redfern community which has a number of interesting independent businesses which are creating a welcoming and unique ambience. The introduction of this giant fast food chain store would be unsympathetic to the area and impact financially on the small businesses surrounding it.

The argument that a McDonalds in this location would provide an amenity for the residents of the new high rise developments is unsustainable - there are already numerous restaurants, bars, pubs, takeaways and supermarkets catering to the area. On the contrary the consumption of junk food is highly detrimental to the overall health and well-being of the community and the negative impact on the visual amenity of the area would be enormous with the increased waste and litter caused by such a development.

A similar proposal was rejected in Marrickville in 2023 following community objections and I would ask the City of Sydney to similarly heed the voices of the Redfern community.

Yours Sincerely

Michelle Perry

28 Great Buckingham Street, Redfern, NSW, 2016

[REDACTED]

[REDACTED]

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

<[REDACTED]> <Karen McKenzie <[REDACTED]>

Sent on: Monday, February 3, 2025 11:44:10 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

I strongly oppose the application to build a 24/7 McDonald's on the corner of Regent and Redfern streets for the reasons set out below:

1. There are already two McDonald's within a few minute's drive along the same road in both directions:
 - One in Broadway, 1km BEFORE driving past the proposed Redfern location
 - One in Waterloo, only 3 blocks or 1.2km further down Regent St/Botany Rd. Waterloo also conveniently offers both an efficient drive thru format and a spacious dedicated car park that alleviates traffic congestion & potential interference with parking availability in surrounding streets.
2. The enormous popularity & extensive reliance on home delivery services should also be considered for several reasons:
 - A. the impact of the potential volume of delivery riders & their bicycles causing intense ongoing congestion at the proposed location.
 - B. Passage for pedestrians is already significantly compromised by the huge footprint of the public 'sculpture' that dominates the immediately adjacent footpath & interferes with the flow of pedestrian traffic especially at peak periods.
 - C. In addition delivery drivers with motor vehicles would undoubtedly cause obstruction to the flow of road traffic & put pressure on extremely limited street parking close by.
 - D. The convenience provided by delivery services significantly reduces any purported 'need' for another McDonalds inbetween the two that already exist, since anyone who has not just driven past the Broadway McDonalds or about to pass the Waterloo outlet can either stop at the Green Park outlet or easily order whatever they want delivered direct to their door.
3. There are currently 10 McDonalds outlets from Circular Quay to Green Square! I don't believe there's any need for another, and the proposed location is definitely not ideal - with more negative than positive effects on local residents, businesses and - most significantly - traffic conditions. It would not be easy to stop at the corner of Redfern & Regent Sts as there's nowhere to pull in off the road & minimal parking nearby. Drive thru & carpark 1 minute away is a no-brainer!
4. In terms of the business model there are many other areas nearby, in the inner west for example, that have ZERO McDonalds within several kilometres radius which surely would make more sense in terms of maximising revenue. This lack may be due to locals having rejected development proposals, further supporting the argument that we do not need yet another instance of this fast food megalith on our doorstep when there are already so many.
5. Anyone eating McDonalds on a regular basis would benefit from a 10 minute walk but much more likely to use delivery which is fully supported by current outlets!
I know this because I myself am an occasional McDonalds customer - I don't drive & it's much easier to have food delivered than to walk around the corner even if there WERE to be a McDonalds in the proposed location.

I'm not objecting out of prejudice against McDonalds per se, ²⁸⁵285 business has its place & already more than adequately

services this area.

Please reject this DA so Redfern St can maintain its current character with businesses that fit in with our close knit community & spare us the disturbance & upheaval of a 24/7 fast food chain conglomerate.

Sincerely

Karen McKenzie

60 William St, Redfern 2016

owner & resident since 1993

From: Nada L <[REDACTED]> on behalf of Nada L <[REDACTED]> <Nada L <[REDACTED]>
Sent on: Monday, February 3, 2025 6:50:58 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to McDonald's Development on Redfern Street_Lopes
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.

Subject: Objection to McDonald's Development on Redfern Street - Nada Lopes - Concerns Regarding 24/7 Operation and Potential Drug-Related Issues

Dear Council,

I am writing to express my strong objection to the proposed McDonald's development on Redfern Street, particularly concerning the application for 24/7 operating hours.

As a local resident, I believe this aspect of the proposal poses significant risks to the safety and well-being of our community due to the potential for increased drug-related issues.

While I share some of the concerns outlined in my previous correspondence (regarding character impact, economic impact, etc.), this letter specifically addresses the dangers associated with a 24/7 fast-food outlet in our area.

My primary concern is the potential for this establishment to become a focal point for drug-related activity, especially during late-night and early-morning hours.

Experience in other areas has shown that 24-hour businesses can attract individuals engaged in illicit activities, including drug dealing and use.

The proximity of the proposed location to residential areas, schools (Inner Sydney High School and Jarjum Primary School), and social housing makes this an especially worrying prospect.

Increased loitering, noise, and anti-social behaviour associated with such activity would negatively impact the quality of life for residents and create an unsafe environment, particularly for vulnerable members of our community.

The potential for increased drug-related activity also raises concerns about:

- * Increased crime: A concentration of individuals engaging in drug-related activities can lead to a rise in petty crime, theft, and even violent crime in the surrounding area.

- * Public health risks: Increased drug use can lead to public health issues, including discarded needles and other drug paraphernalia, posing a risk to residents and the environment.

- * Strain on local resources: Increased crime and public health issues would place additional strain on local police, healthcare services, and other community resources.

I understand the applicant may argue that security measures will be in place. However, security measures alone are not a guaranteed solution and often simply displace the problem to surrounding areas. The very nature of a 24/7 establishment, particularly one associated with late-night activity, creates an environment conducive to these problems.

I urge the Council to carefully consider the potential for increased drug-related issues and the associated negative

impacts on our community before granting approval for 24/7 operation. I believe that restricting operating hours would significantly mitigate these risks.

I respectfully request that the Council reject the application for 24/7 operation and, at the very least, consider significantly limiting the proposed operating hours to protect the safety and well-being of our community.

Sincerely,
Nada Lopes

From: Shelly Wang <[REDACTED]> on behalf of Shelly Wang <[REDACTED]> <Shelly Wang <[REDACTED]>
Sent on: Monday, February 3, 2025 9:27:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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'd like to submit an objection to this plan. A 24/7 fast food shop is not healthy for the neighbourhood, with so many residential buildings around, 24/7 operation is utterly disrespectful. Not to mention the demographic of the area is at risk of health concerns should there be a constantly available MacDonald's. I beg you to reconsider this idea.

Regards

Shelly Wang

502/1B Lawson Square Redfern

From: Neil Vanza <[REDACTED]> on behalf of Neil Vanza <[REDACTED]> <Neil Vanza <[REDACTED]>
Sent on: Monday, February 3, 2025 7:28:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

I would like to make a formal objection to the application for a 24hr McDonalds at this site. I am an apartment owner at 1a Lawson Sq and believe this would create disruption with increased foot traffic and noise in an already busy area.

Thank you for considering
Regards
Neil

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: Tuesday, February 4, 2025 9:57:43 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: [REDACTED] <[REDACTED]>
Sent: Saturday, 1 February 2025 1:02 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Development in Redfern

Dear City of Sydney Council

I am writing to express my strong opposition to the proposed establishment of a 24-hour McDonald's restaurant on Redfern Street. As a concerned resident, I believe this development poses significant risks to our community's health, safety, environment, and unique character.

Health Concerns

The presence of fast-food outlets is associated with increased consumption of energy-dense, nutrient-poor foods, contributing to higher rates of obesity and related health issues. A systematic review and meta-analysis published in BMJ Nutrition, Prevention & Health concluded that food outlets selling mostly unhealthy and ultra-processed foods are associated with higher levels of obesity.

Environmental and Waste Management Issues

Fast-food establishments generate substantial amounts of waste, including single-use plastics and packaging, which can lead to increased litter in surrounding areas. This not only detracts from the aesthetic appeal of our streets but also places an additional burden on local waste management services. Additionally, food waste that ends up in landfills produces methane, a potent greenhouse gas contributing to climate change.

Potential for Increased Loitering, Crime, and Safety Concerns

Operating a McDonald's restaurant 24 hours a day could attract individuals during late-night hours, leading to increased loitering and potential safety concerns. Studies have shown that businesses operating during late-night hours are more susceptible to crime. For instance, a study published in the American Journal of Epidemiology found that stores open 24 hours experienced higher rates of aggravated assaults compared to those with more limited hours.

Noise Pollution

Extended operating hours are likely to result in increased noise levels from customer activity and traffic, especially during late-night hours. This can disrupt the peace and quiet of the neighborhood, affecting residents' quality of life.

Impact on Community Character and Small Businesses

Redfern is known for its village-like atmosphere, supported by a diverse array of small, locally-owned businesses. The introduction of a multinational fast-food chain threatens this character by potentially drawing customers away from independent eateries and shops, leading to economic challenges for these establishments and altering the unique cultural fabric of our community.

In conclusion, while economic development is important, it should not come at the expense of community health, safety, and identity. I urge decision-makers to consider these concerns seriously and to prioritise developments that align with the values and needs of the Redfern community.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

Local Redfern Resident

[REDACTED]

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, February 4, 2025 9:58:14 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: [REDACTED]
Sent: Sunday, 2 February 2025 10:19 AM
To: DSubmissions <DSubmissions@cityofsydney.nsw.gov.au>
Subject: D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Mr Girvan,

It has been brought to my attention that McDonalds are seeking to open a 24/7 McDonalds at 153 Redfern Street.

Please consider this my email of objection to the proposal. My reasons for objection are as follows:

1. There is no requirement for a new McDonalds in the area. McDonalds already operate two other businesses within a 15 minute walk/5 minute drive/10 minute public transport trip of the proposed location. Anyone who did want access to McDonalds could simply visit either of those locations instead.
2. Hosting McDonalds at the proposed site takes away opportunities for local businesses. Redfern would be better served by a local business at the location that would more adequately reflect the needs and values of our community.
3. McDonalds does not represent the Redfern's values or community. The McDonalds corporation has been complicit in supporting the genocide in Palestine, contributes significantly to environmental damage and litter, and has a long history of workers' rights violations in Australia.

Such business practices have no place in our community.

Kind regards,
[REDACTED]

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

Sent on: Tuesday, February 4, 2025 1:12:08 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

Im writing to outline my objections to the proposed redevelopment of 153 Redfern Street Redfern.

As a current owner occupier within 1B Lawson Square (above the Redfern Police Station), this site is directly opposite where I reside. The intersection of Redfern and Regent Streets is an extremely busy intersection with both car and pedestrian access and copious amounts of delivery food drivers riding bicycles through this point at all hours of the day. In the past 18 months I also believe there was a delivery cyclist hit and killed in this very area.

Additionally, it is my opinion that the proposed redevelopment will also encourage pedestrians, party goers, revellers, intoxicated people to loiter in the area and discard their rubbish on the streets adding to the existing problem in the streets of Redfern in particularly the Laneway behind the 1A and 1b Lawson Square Buildings - again within 30-40 meters of 153 Redfern Street. This thoroughfare is a busy walkway with foot traffic to and from the train station to all parts of Redfern and an area accessed on a daily basis by the owners/residence of both 1A and 1B to enter and exit their buildings and retrieve their vehicles from the parking lot below 7-9 Gibbons Street.

As a mixed residential and business community a 24 hour, seven day a week business will create an unwanted interruption and noise distraction and annoyance to the residents and tenants that call this area home.

Finally, Redfern has sufficient fast food and take away outlets including Domino's, burger joints, Thai restaurants, several pubs, Vietnamese and this proposed fast-food chain is not required. The same fast-food outlet is some 400-500 meters down Regent Street on the corner of McEvoy Street.

I trust this information and the additional viewpoints my fellow residents are submitting are sufficient for council to reconsider this proposed development.

Regards

Steve Clarke (JP)

From: mike atherton <[REDACTED]> on behalf of mike atherton <[REDACTED]>
<mike.atherton@cityofsydney.nsw.gov.au>
Sent on: Tuesday, February 4, 2025 7:23:48 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 or Madam

I am disappointed that there is a plan to build a McDonalds in the heart of Redfern which has always been known for its independence and boutique dining and shopping experiences. This will disrupt the feel and ambience of the area, bring in increased traffic and destroy local and long standing business who already serve the community. We don't need another fast food facility peddling weight gain, diabetes and heart disease to an already disadvantaged community. Please have some sense. TNT Owner.

Mike Atherton

Dr Michael J Atherton
Psychiatrist and Addiction Specialist

I am an advocate for the ULURU STATEMENT FROM THE HEART:

- TRUTH TELLING
- VOICE TO PARLIAMENT,
- AND ABORIGINAL and TSI RECOGNITION IN THE AUSTRALIAN CONSTITUTION.

I acknowledge that I work on the land of the Gadigal and Muru-ra-dial people of the Eora Nation:
RESPECT.

From: julian cook <[REDACTED]> on behalf of julian cook <[REDACTED]> <julian cook <[REDACTED]>
Sent on: Monday, February 3, 2025 8:05:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 long term resident of Redfern I object to this proposal.

The introduction of a McDonald's would be a severe blow to the unique character of the community, threatening the existence of beloved small businesses and cafes.

The 24-hour operation would not only disrupt the peaceful enjoyment of our homes but also exacerbate the existing litter issue on Redfern Street, creating an eyesore that would deter visitors and harm local trade.

Furthermore, the noise pollution from a 24-hour fast food outlet would be a significant concern, particularly for residents living nearby. The potential for increased anti-social behavior, traffic congestion, and strain on local amenities would also have a serious negative impact on our quality of life.

Redfern's charm lies in its eclectic mix of independent shops, cafes, and restaurants. This proposal would irreparably alter the fabric of our community, making it unrecognizable and unwelcoming.

I urge you to consider the long-term consequences of this proposal and reject it in favor of preserving the unique character and charm of Redfern.

Kind regards
JC

[Yahoo Mail: Search, organise, conquer](#)

From: [REDACTED] on behalf of [REDACTED] <[REDACTED]>
Sent on: Tuesday, February 4, 2025 10:57:06 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 request my personal information, including: name first and last name, email address, and phone number, to not be shared publicly or with any other party

Thank you
[REDACTED]

On Sat, 1 Feb 2025, 1:02 pm [REDACTED] wrote:

Subject: Objection to Proposed McDonald's Development in Redfern

Dear City of Sydney Council

I am writing to express my strong opposition to the proposed establishment of a 24-hour McDonald's restaurant on Redfern Street. As a concerned resident, I believe this development poses significant risks to our community's health, safety, environment, and unique character.

Health Concerns

The presence of fast-food outlets is associated with increased consumption of energy-dense, nutrient-poor foods, contributing to higher rates of obesity and related health issues. A systematic review and meta-analysis published in *BMJ Nutrition, Prevention & Health* concluded that food outlets selling mostly unhealthy and ultra-processed foods are associated with higher levels of obesity.

Environmental and Waste Management Issues

Fast-food establishments generate substantial amounts of waste, including single-use plastics and packaging, which can lead to increased litter in surrounding areas. This not only detracts from the aesthetic appeal of our streets but also places an additional burden on local waste management services. Additionally, food waste that ends up in landfills produces methane, a potent greenhouse gas contributing to climate change.

Potential for Increased Loitering, Crime, and Safety Concerns

Operating a McDonald's restaurant 24 hours a day could attract individuals during late-night hours, leading to increased loitering and potential safety concerns. Studies have shown that businesses operating during late-night hours are more susceptible to crime. For instance, a study published in the *American Journal of Epidemiology* found that stores open 24 hours experienced higher rates of aggravated assaults compared to those with more limited hours.

Noise Pollution

Extended operating hours are likely to result in increased noise levels from customer activity and traffic, especially during late-night hours. This can disrupt the peace and quiet of the neighborhood, affecting residents' quality of life.

Impact on Community Character and Small Businesses

Redfern is known for its village-like atmosphere, supported by a diverse array of small, locally-owned businesses. The introduction of a multinational fast-food chain threatens this character by potentially drawing customers away

from independent eateries and shops, leading to economic challenges for these establishments and altering the unique cultural fabric of our community.

In conclusion, while economic development is important, it should not come at the expense of community health, safety, and identity. I urge decision-makers to consider these concerns seriously and to prioritise developments that align with the values and needs of the Redfern community.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

Local Redfern Resident

[REDACTED]

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

Sent on: Tuesday, February 4, 2025 6:19:26 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 hope you are well. I am against the 24/7 proposal at 153 Redfern Street as I am concerned that the noise level will become too high at all hours for residents nearby and also that it will create an unsustainable level of competition for nearby McCharlie's. I don't feel that a 24/7 McDonalds is in the spirit of the Redfern community or supports the First Nations community that is important to the area.

Jung Shaan Lee
1305/1B Lawson Square
Redfern

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, February 4, 2025 9:57:55 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: Ingrid Rieger <[REDACTED]>

Sent: Saturday, 1 February 2025 9:42 PM

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

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 with concern regarding this development application for a food and drink outlet (McDonalds) to be situated on Redfern Street. This is a facility that is not wanted by a large number of residents in the area. The main concern that I have about this facility is the association with litter that occurs at every McDonalds food chain outlet. The area has enough of a problem with rubbish and dumping, but one that the council is attempting at all times to be on top of. There is already a McDonalds only a few hundred metres away on Regent Street and another one is definitely unnecessary.

There are a number of food and drink outlets already on both Redfern and Regent Streets and this new proposal is not in keeping with the improvement in the general area.

I strongly object to a McDonalds being constructed in Redfern St.

Ingrid Rieger

42 Pitt St,

Redfern [REDACTED]

From: ryan schiff <[REDACTED]> on behalf of ryan schiff <[REDACTED]> <ryan.schiff@[REDACTED]>
Sent on: Tuesday, February 4, 2025 12:35:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

Hope you're having a good week.

I'm writing to you today to object to the current development proposal for a McDonalds at 153 Redfern St.

The following reasons are the basis of my objection.

1. **Operating time** - The proposal is for a 24hr venue. There is a lack of public transport options between 1am and 5am, including on weekends limits the ability of restaurant patrons and staff to get home. A close time of 12 or 1am would be more suitable.
2. **Anti competitive behaviour** - the site of the restaurants is directly next door to the only permanent Australian location of a primary competitor (Mr Charlies). I support fair and free competition, but this appears to be intended to force another established business into administration.
3. **Local character** - McDonalds does not fit the village feel and character of Redfern st.
4. **Existing restaurant closeby** - There is an existing large and established McDonalds approximately 1.2km away in Waterloo that operates 24/7 that is accessible to local patrons via food delivery services, or existing transport methods including a drive through. The Waterloo site is also large enough the restaurant can be expanded if needed.
5. **Waste disposal** - The renders show a goods lift exiting onto Redfern street. Presumably this is where the waste bins will be removed from the restauarnt for collection. The waste disposal plan does not specify the times or frequency of collection. This poses significant risk to pedestrain saftey, as the pavement outside the lift is on a downwards slant. If the bin is full, the worker operating the bin may not be able to prevent it from rolling down the hill, striking pedestrains and cars on Regent St. If waste collection occurs during times of low foot traffic (i.e late at night), the noise will be disruptive to nearby residential buildings, and the odor to patrons of venues across the road. Put simply, I'm not aware of a large McDonalds garbage bin that does not have a strong smell after 1 day's worth of rubbish.

--

Thanks
Regards
Ryan Schiff

From: Eddie Liu <[REDACTED]> on behalf of Eddie Liu <[REDACTED]> <Eddie Liu <[REDACTED]>
Sent on: Tuesday, February 4, 2025 2:27:07 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 McDonald's Development on Redfern St.

As a local, I strongly object to McDonald's proposed development on Redfern St. This plan poses significant risks to the character and safety of our community, local businesses and general welfare.

With many vulnerable communities residing within the area, there is significant social and community impacts were McDonalds to open 24/7 that must be considered as it promotes unhealthy dietary choices for the following:

- Social community members
- Indigenous communities
- Youth centres

In addition to this, there are environmental concerns with significant litter and waste management. One only has to look at nearby 24/7 McDonalds outlets like on Broadway and Waterloo, or even the KFC Central where the trash continues to build up attracting pests and vermin to the area – none of which are managed effectively.

I respectfully urge the Council to reject this application.

Regards,
Eddie

From: Tony <[REDACTED]> on behalf of Tony <[REDACTED]> <Tony <[REDACTED]>
Sent on: Monday, February 3, 2025 7:52:12 PM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to Development Application [D/2024/1218] - Redfern McDonald's Restaurant

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 McDonald's Development on Redfern Street

As a local resident, I strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of our community, local businesses, public wellbeing, and pedestrian safety.

Character and Heritage Impact

Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. A McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

Social and Community Impact

The site is close to:

- Inner Sydney High School
- Jarjum Primary School
- Social housing areas

Introducing a McDonald's here would harm vulnerable community members, particularly school children, by promoting unhealthy dietary choices linked to fast food near schools. Furthermore, the presence of a 24-hour McDonald's could exacerbate existing social issues in the area. 24-hour fast food establishments often become focal points for late-night activity, sometimes attracting undesirable behavior and potentially increasing noise and disturbances for residents. This is particularly concerning given the proximity to schools and social housing. Additionally, the concentration of such establishments can sometimes be linked to increased instances of drug use and related issues in the surrounding areas, as these locations can become convenient, albeit undesirable, meeting points. This late-night activity also places additional strain on local policing resources, as officers may be required to respond to increased calls for service related to noise complaints, disturbances, and potential criminal activity.

Economic and Market Saturation

Five local hamburger spots already thrive nearby. There is an existing McDonald's just over 1km away in Waterloo. This McDonald's already delivers to the area via services like Uber Eats.

This proposal threatens the viability of small, local businesses that contribute to Redfern's unique vibe. A McDonald's, with its established brand recognition and economies of scale, can undercut the pricing of smaller, independent food businesses. This price competition can make it difficult for local businesses to compete, potentially leading to closures and job losses. Furthermore, the presence of a large chain restaurant can draw customers away from existing local businesses, reducing their foot traffic and revenue. This is particularly concerning in an area like Redfern Street, which prides itself on its diverse and independent business scene. The homogenization of the streetscape with a generic fast-food outlet risks eroding the unique character that attracts residents and visitors alike, ultimately harming the overall economic health of the area. The existing five local hamburger spots, along with other food establishments, contribute to the diverse culinary landscape of Redfern Street. Introducing a McDonald's creates an uneven playing field, potentially displacing these businesses and diminishing the variety of food options available to the community.

Environmental Concerns

McDonald's operations typically generate significant waste, contributing to local litter issues and straining waste management services. This includes not only packaging waste from food and drinks but also general waste from the restaurant operations. The increased volume of waste can overwhelm local waste disposal systems, leading to overflowing bins, increased litter on the streets, and potentially attracting pests like rodents and insects. Furthermore, the disposable nature of much of the packaging used by fast-food restaurants contributes to the growing problem of plastic pollution and impacting the local environment. The cumulative effect of this increased waste generation can negatively impact the appearance and cleanliness of the Redfern Street area, diminishing its appeal for residents and visitors alike. Beyond immediate waste concerns, the operation of a 24-hour establishment also contributes to

increased energy consumption, adding to the area's carbon footprint.

Traffic and Amenity

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Create additional foot traffic around schools, particularly during peak hours, potentially leading to congestion and safety concerns for students.
- Cause parking issues in an already crowded area.
- Increase pedestrian traffic, especially late at night, potentially leading to increased noise, loitering, and safety concerns for residents, particularly near schools and residential areas.

Redfern and Regent Streets are already busy thoroughfares, experiencing significant pedestrian and vehicle traffic, particularly during peak commuting hours and school drop-off/pick-up times. The introduction of a high-traffic, 24-hour establishment like McDonald's is likely to exacerbate existing pedestrian safety concerns. The increased foot traffic generated by the restaurant, especially at late hours, combined with existing traffic patterns, creates a potentially dangerous situation for pedestrians. This is especially true at intersections and crossing points, where congestion and visibility can be compromised. The potential for increased late-night pedestrian activity, coupled with potentially impaired individuals due to alcohol consumption in the area, further elevates the risk of accidents and injuries. Furthermore, delivery vehicles servicing the McDonald's will add to the existing traffic volume, increasing the risk of conflicts with pedestrians, particularly during deliveries. The cumulative effect of this increased traffic and pedestrian activity can create a chaotic and hazardous environment, especially for vulnerable road users like children, the elderly, and people with disabilities. The proposed development poses a significant risk to pedestrian safety in the Redfern and Regent Street area.

Alternative Suggestions

Rather than approving this development, I suggest exploring alternative uses for the site that would better serve the community and align with the existing character of Redfern Street. These alternatives could include:

- **Supporting local businesses:** The site could be used to incubate or support small, independent businesses, fostering entrepreneurship and contributing to the unique retail and dining landscape of the area. This could involve providing affordable retail space, business mentorship programs, or other forms of support.
- **Community space:** The site could be transformed into a community space, such as a small park, a community garden, or a multi-purpose facility for local events and activities. This would provide valuable amenities for residents and enhance the social fabric of the neighborhood.
- **Mixed-use development:** A mixed-use development incorporating a combination of retail, residential, and community spaces could be explored, creating a vibrant and sustainable hub that benefits the entire community. This could include space for local artists, small businesses, and community organizations.
- **Green space:** Incorporating more green space into the Redfern Street area, such as a pocket park or community garden, would enhance the local environment, improve air quality, and provide recreational opportunities for residents.

Encouraging businesses that align with Redfern's village character, such as independent bookshops, artisan bakeries, or locally-owned restaurants, would contribute to the unique charm of the area and attract both residents and visitors. Prioritizing diverse, community-focused enterprises would ensure that Redfern Street remains a vibrant and inclusive space for everyone.

Conclusion

In summary, the proposed McDonald's development presents a significant threat to the established character, economic vitality, and overall wellbeing of the Redfern Street community. It clashes with the unique, independent spirit of the area, jeopardizes the viability of existing local businesses, and poses potential negative impacts on the environment, traffic flow, and public safety. The potential benefits of this development are far outweighed by the substantial risks it poses to the fabric of our community. Therefore, I strongly urge the Council to reject this application and instead consider alternative uses for the site that would better serve the long-term interests of Redfern Street and its residents. These alternatives, such as supporting local businesses, creating community spaces, or developing affordable housing, would contribute positively to the area's growth and preservation, aligning with the community's vision for a vibrant and sustainable future.

Regards

Tony Lopes



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

Sent on: Tuesday, February 4, 2025 3:25:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 Matthew,

Thank you for the opportunity to object to the proposal for a McDonalds at 153 Redfern Street.

Objection to McDonald's Development on Redfern Street

As a local business owner, I strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. A McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

Social and Community Impact

The site is close to:

- Inner Sydney High School
- Jarjum Primary School
- Social housing areas

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 Exhaust

From my understanding of the odour assessment that's held out by a company employed by McDonald's themselves.

- The exhaust will blow odours that will also entice unhealthy eating.
- There will be an increased noise from the exhaust.
- A 3m high exhaust will be visible at the top of the building
- A dodgy & not very convincing work around to satisfy the 'property boundary' with regards to the requirement of 6m clearance between another property. Putting an awning in should not satisfy this requirement.
- 8.1 AS 1668.2-2024

The Build -

I think it a bit misleading to say 'the works include new signage & an awning - [Notification letter - D/2024/1218](#)

By the looks of the following, certainly looks like a lot more than an awning and a sign.

B1 D4 - Based on the plans, the structural works comprises of demolition of the existing roof & courtyard. On GF & 1F, the existing tenancy wall, internal stairs, concrete slab will be demolished to allow internal shop fit-out. The external components of the external wall such as existing columns, existing glazed roller shutter & openings of the existing wall will be demolished to allow additional openings & make good of external wall. The proposed structural works are required to comply with the requirements & standards mentioned in this clause. Along with engagement from a structural engineer to confirm the works will not affect structural integrity of the building.

Economic and Market Saturation

-5 local hamburger spots already thrive nearby.

-An existing McDonald's is only 1.6 km away in Waterloo.

-McDonald's already delivers to the area via services like Uber Eats.

This proposal threatens the viability of small, local businesses that contribute to Redfern's unique vibe.

If McDonalds succeeds in taking market share away from the current businesses, they will be forced to close leaving us with a dormant wasteland of a street deprived from culture.

Environmental Concerns

McDonald's typically generates significant waste, worsening local litter issues and straining waste management. The resulting mess would impact the area's appearance and may attract pests.

Traffic and Amenity

The development would:

-Increase vehicle traffic and delivery noise, especially late-night.

-Create additional foot traffic around schools.

-Cause parking issues in an already crowded area.

Social Impact

Over the last 6 month's i've noticed on numerous occasions fights breaking out inside & outside other fast food outlets. This is not exclusive to late night activity, it also happens regularly during day time hours. I believe an increase in late night disorderly behaviour will occurs due to the nature of the venue as well as it's 24hr operating hours.

Warm regards

Felix Colman



From: AMS Redfern Contact <[REDACTED]> on behalf of AMS Redfern Contact
<[REDACTED]> <AMS Redfern Contact <[REDACTED]>
Sent on: Tuesday, February 4, 2025 3:58:45 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: RE: City Of Sydney DA Objection Letter.
Attachments: [REDACTED]0001.pdf (741.48 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.

Good Afternoon Att: Mathew Girvan

Please see attachment.

Regards,
AMS Redfern.



This email and any attachments are confidential. If you are not an intended recipient or an authorised representative of an intended recipient, please notify the sender immediately by return email and delete all copies of this email and any attachments. Unless otherwise stated any views expressed in this email and any attachments are those of the individual sender.

Thank you for your email. Please note this email is not regularly checked and is not available for medical advice or for appointments. If you would like an appointment or have another request please call AMS Redfern reception on [REDACTED] - we would be happy to help you. If you have an Emergency please dial 000.



ABORIGINAL MEDICAL SERVICE CO-OPERATIVE LTD.

Address:
36 TURNER STREET
REDFERN 2016

Postal Address:
PO Box 1174
STRAWBERRY HILLS 2012

Mathew Girvan
Planning Officer
City of Sydney Council
SYDNEY NSW 2001

By Email: dasubmissions@cityofsydney.nsw.gov.au

**Subject: Formal Objection to Development Application D/2024/1218 – Proposed
McDonald's Restaurant at Redfern Street, Redfern**

Dear Mathew,

As a representative of Aboriginal Medical Service Cooperative Limited, which is dedicated to improving the health and well-being of Aboriginal and Torres Strait Islander communities, I am writing to formally object to Development Application D/2024/1218, which proposes the establishment of a 24-hour McDonald's restaurant at Redfern Street, Redfern. This development raises serious concerns regarding public health, economic sustainability, and the integrity of our community.

1. Public Health Impact and Long-Term Costs

The introduction of a multinational fast-food chain in our community presents significant public health concerns. Research has shown that the proliferation of fast-food outlets correlates with increased rates of obesity, diabetes, and other diet-related illnesses, which disproportionately affect Aboriginal and Torres Strait Islander populations. The availability of ultra-processed, high-calorie meals contributes to poor dietary habits, particularly among younger demographics and economically vulnerable populations. This issue extends beyond individual health; it places additional strain on public healthcare resources and exacerbates existing health disparities.

Furthermore, Redfern has been actively working toward health-conscious urban development, with local businesses, community groups, and policymakers promoting fresh, nutritious, and locally sourced food options. The presence of a McDonald's directly contradicts these efforts and undermines the progress that has been made in fostering a healthier, more sustainable food culture in the area.

2. Negative Economic Impact on Local Businesses

Redfern is home to a diverse and thriving network of independent cafes, restaurants, and small food vendors, many of whom prioritise quality ingredients and sustainable business practices. The establishment of a 24-hour McDonald's will inevitably divert consumer spending away from these businesses, threatening their long-term viability. Unlike local enterprises, multinational corporations extract revenue from the community rather than reinvesting it into the local economy. The displacement of small businesses could result in job losses, reduced business

diversity, and a homogenisation of the commercial landscape that weakens Redfern's unique character.

3. Increased Health and Safety Risks for Residents and Businesses

The 24-hour operation of this proposed McDonald's raises significant concerns regarding increased foot and vehicle traffic, congestion, and noise pollution. Local businesses will endure the most of these disruptions, dealing with increased littering, loitering, and potential safety issues related to late-night crowds. This could create an environment that deters patrons from visiting other businesses, particularly those that rely on a peaceful atmosphere to attract clientele.

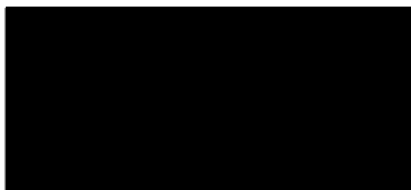
4. Conflict with Sustainable Business and Urban Development Goals

Redfern has undergone a transformation in recent years, with an emphasis on sustainable business practices, community-driven economic models, and thoughtful urban planning. Allowing a McDonald's to establish itself in this precinct directly contradicts these progressive initiatives. Encouraging local food enterprises, rather than introducing global chains with a history of promoting unhealthy consumption patterns, should be a priority in any development strategy.

Given the severe implications of this proposed development on public health, economic sustainability, and community well-being, I strongly urge the City of Sydney Council to reject Development Application D/2024/1218. The approval of this McDonald's would undermine the significant strides made toward fostering a healthier and more resilient local economy. Instead, I encourage the Council to support initiatives that align with Redfern's existing values—promoting health, sustainability, and a thriving small business community.

Thank you for your time and consideration.

Yours sincerely,



Ms LaVerne Bellear

Chief Executive Officer

04/02/2025

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Tuesday, February 4, 2025 3:51:21 PM
To: council@cityofsydney.nsw.gov.au
Subject: Attention: Matthew Girvan, Objection to DA Submission D/2024/1218

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 Matthew,

I would like my name and email address to be kept private, thank you. Below is my submission.

As a Redfern resident I am writing to you in opposition of DA Submission D/2024/1218 which requests approval for a new McDonalds to open and operate 24/7 at 153 Redfern Street REDFERN NSW 2016. I oppose this proposal for the following reasons:

- The presence of a McDonalds will take revenue away from the small hospitality businesses that Redfern is becoming known for. The City of Sydney currently funds a grants program to support small and medium businesses. Approving this McDonalds would be in direct opposition to the goals of that grant process. A better alternative would be to support small bars and complementary businesses like kebab vendors to operate longer hours.
- McDonalds' profit model relies on highly unsustainable and wasteful business practices which contribute to overconsumption and climate change. In 2019 The City of Sydney declared a climate emergency and prides itself on being a forerunner in environmentally sustainable council practices. Approving a new McDonalds franchise when there are already two existing McDonalds franchises 1km from the proposed location in both north and south directions is environmentally irresponsible.
- The global Boycott, Divestment and Sanctions movement supports the boycott of McDonalds due to its Israeli franchises giving away free meals to soldiers in the IDF – an army whose soldiers have been documented engaging in genocidal acts in the Occupied Palestinian territories. While I understand Development Applications are a separate process to council investments, this approval would be contradictory to The City of Sydney's review of its investment practices to "consider companies involved in, or profiting from, any human rights violations including the illegal occupation of the settlements in Palestinian territories".

There is a lot of opposition to this development in the community. I hope the council takes note of this and acts accordingly.

Thank you for your time.

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

<[REDACTED]> <Nicholas.Fisher@[REDACTED]>

Sent on: Wednesday, February 5, 2025 8:47:38 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of our community, local businesses, and public wellbeing. Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. Introducing a McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

Social and Community Impact

The site is close to:

- Inner Sydney High School
- Jarjum Primary School
- Social housing areas

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

Economic and Market Saturation

- 5 local hamburger spots already thrive nearby.
- An existing McDonald's is only 1.6 km away in Waterloo.
- McDonald's already delivers to the area via services like Uber Eats.

This proposal threatens the viability of small, local businesses that contribute to Redfern's unique vibe.

Environmental Concerns

McDonald's typically generates significant waste, worsening local litter issues and straining waste management. The resulting mess would impact the area's appearance and may attract pests.

Traffic and Amenity

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Create additional foot traffic around schools.
- Cause parking issues in an already crowded area.

Thank you.

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED] <[REDACTED]> <[REDACTED]>
[REDACTED] <[REDACTED]>
Sent on: Tuesday, February 4, 2025 6:28:15 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA D/2024/1218 Objection Attn Bill MacKay Matthew Girvan
Attachments: [REDACTED] D20241218 objection.docx (1.01 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.

To whom it may concern

Please find attached an objection to D/2024/1218. Please feel free to call me ([REDACTED]) if you need more information or would like to discuss this matter further.

Kind regards

[REDACTED]

[REDACTED]
Lawson Square
Redfern, NSW 2016

04/02/2025

Attn: Bill MacKay, Matthew Girvan

City of Sydney
465 Kent St,
Sydney, NSW 200

D/2024/1218. 153 Redfern Street

We are writing to give feedback on the proposed McDonalds development at 153 Redfern Street, Redfern which is situated in the C56 - Redfern Estate Conservation Area. Specific issues are: -

- There is insufficient consideration or facilities to process **waste** in a way that will not adversely affect the local community.
- This application is for 24/7 **trading hours** which is non-compliant and is an anomaly for the neighbourhood which is mostly residential and not an active late-night centre.
- The proposed **signage** is excessive and does not meet development standards. Little consideration has been given to the visual impact of the development on the conservation area. The applicant's primary objective is preserving the look and feel of their corporate branding at the expense of the visual amenity for the community.
- The visual presentation of the development prioritises standardised corporate branding over any attempt to restore original features on this significant shop front to the original 1939 Penfolds Bodega. This is non-compliant to **heritage** development standards and a missed opportunity to restore heritage features and speaks to the applicant's disregard for the **heritage** of the conservation area.
- The social impact of the development will detrimentally affect the neighbourhood in terms of noise, parking, community character and health.
- Overall, this application is flawed in that it is incomplete and consistently claims compliance to development standards in areas that are non-compliant when compared with DCP 2012 and LEP 2012.

The specifics of the above issues are detailed below :-

1. Waste

According to the waste management plan submitted by the applicant the required waste bins needed for the development area per the *Guidelines for waste management* are 2x240L and 4x320L bins. The development plan show room for only 2x240L bins. Thus, the waste management plan is deficient by 1280L (4x320L). The applicant states that in their experience the two bins will be sufficient. It is a concern that potentially 1280L of waste – specifically takeaway packaging, is thus walking out the door of the premises and onto the streets of Redfern.

The only bins in the immediate vicinity are on Redfern Street outside the development site, in Jack Lloyd Reserve and by the bus stop on Regent Street. These bins are consistently full and overflowing and thus at capacity for the area.

The applicant does not justify the reduction from 6 to 2 bins as required by development requirements. Nor do they specifically itemise the type and volume of waste to be generated during operations as required in the Waste Management Report.

The applicant is using the fact that they provide takeaway to divest their internal waste processing responsibility at the expense of the residents of Redfern.

Furthermore, per *Guidelines for waste management* applicants must provide the following information within the submitted Waste Management Plan: -

1 Plans and drawings of the proposed development that show the location and space allocated to the waste management systems and facilities and the nominated waste collection point for the site.

- Nominated waste collection point not shown or referred to in Waste management report

2 Details of the types and estimated quantities of waste streams.

- As the applicant has relied on ‘*extensive operator experience*’ to deem that 2 rather than 6 bins are sufficient for operational waste surely this should be supported by real life data detailing the anticipated volume and type waste.

3 Identification of the path of access for users and collection vehicles.

- Not provided in Waste Management Report

4 Details of ongoing management, storage and collection of waste, including responsibility for cleaning, transfer of bins between storage areas and collection points, implementation and maintenance of signage, and security of storage areas.

- Not provided in Waste Management Report

The proposed waste storage is insufficient by 4x320L bins when compared with development standards. Waste responsibilities have not been addressed, and the Waste Management report is incomplete for a valid DA application. Furthermore, the submitted Compliance Assessment report indicated all waste criteria are compliant – this is untrue as detailed above.

2. Late Night Trading

Per DCP 2012 3.15.4 Trading Hours the base trading hours for a Category B low impact premises (food and drink) in a Local Centre Area is 7am-10pm.

This application claims that additional hours from 7am-2am are available as *‘the premises include a single entry/exit point’*. However, *Per DCP 2012 3.15.4 Trading Hours* the extended hours of 7am-2am are only available to Category C premises defined as *‘It does not include convenience stores, food and drink premises, takeaway food and drink premises’*. It is thus incorrect to state that extended hours are routinely available for this type of development.

The applicant is requesting 24/7 opening hours which is not in keeping with either the DCP 2012 allowable Trading Hours or the local neighbourhood in which most traders are closed by 10pm. This is contrary to the applicants claim that there are 24-hour operations in the area. As a nearby residents, we are unaware of any premises that are open 24/7 apart from the 24hr gym Anytime Fitness which is membership based and a completely different proposition to a food take away/restaurant operation.

The applicant’s assertion that it is ‘expected’ by the public to have access to McDonalds 24/7 pays little heed to the context of location. Most 24/7 McDonalds are positioned on major thoroughfares and are accessed via vehicle and possess parking facilities and a drive through facility. The context of the site in Redfern is completely different in that there is neither a car park or a drive through and is thus not comparable.

Redfern is a residential area with most restaurants closing by 10pm and bars by 12am. The opening of a 24/7 takeaway restaurant is thus an anomaly to the area. It is not clear the type of customers that are intended to be served by these premises.

There is minimal internal seating (12 seat) and no bathroom facilities which goes against the applicant’s claim that the facility would be used as a community meeting place. Furthermore, the lack of bathroom facilities is not conducive to 24/7 opening and increases the risk of customers having been drawn to the area by the opening hours then using the nearby streets as toileting facilities.

There is also the possibility of the premises becoming a ghost kitchen for food delivery services during the early hours. If this happens both the customers and delivery agents will be from out of the area, but the residents of Redfern will bear the cost of a facility in terms of disruption, waste and visual amenity.

3. Signage

It is proposed that the signage for the development consist of McDonalds Branding in the form of 2 awning fascia signs, 2 hanging awning signs and a McDonalds 'M' and Mc Café signs on the corner surface above 1st floor level. These signs are non-compliant per the following Development Standards

Per SEPP Exempt and Complying Development 2008

2.83 General requirements for advertising and signage

(f) not result in more than 3 business identification signs being constructed or installed in relation to a building if the building houses only one commercial tenant

- The proposed development identifies 6 branding related signs which is non-compliant. Also, as the development site is at major gateway into Redfern at the junction of Redfern St and Regent Street the risk is, if this is taken over by corporate branding it will be distracting from the neighbourhood character.

Subdivision 3 Wall signs

2.87 Development standards

c) if it is a sign that is located in a residential, rural or conservation zone—

(i) for a sign for a home business, home industry or home occupation—not be more than 1m² in area, and

(ii) for a sign for any other use—not be more than 2.5m² in area,

- The 'M' sign alone is 3.32sqm which is non-compliant. In total the development application specifies over 10sqm of branded signage which is excessive for a building making any attempt to fit into a conservation area and take on the characteristics of the neighbourhood. It is intended that the signs be illuminated 24/7 which is not consistent with the Trading Hours of the vicinity and thus will act as a corporate beacon for McDonalds.

Subdivision 4 Fascia signs

2.89 Development standards

(e) not be illuminated

- Per Architectural Plans of the application the fascia signage will be illuminated which does not meet development standards and will further draw attention to the site.

Subdivision 5 Under awnings signs

2.91 Development standards

- *Not result in more than one sign of this type for each ground floor tenancy*
- The development proposal identifies 2 under awning signs which therefore does not meet development standards.

Subdivision 7 Window signs

2.94 development standards

The standards specified for that development are that the development must—

- (a) not cover more than 20% of the surface of the window in which it is displayed or 6m², whichever is the lesser, and*
- (b) not be illuminated*

- It is proposed that first floor window coverings on the Redfern Street elevation will be illuminated and cover all window surface. This does not meet development standards and adds further to the >10sqm of illumination on the building, again drawing attention to the building, rather than being in keeping with the streetscape. It is specified that the window coverings will not be branded but more information is needed as to the intended content – does a generic image of a burger and fries count as ‘not branded’?

Per DCP 2012 3.16 Signs and advertisements

DCP 3.16.1 Signage strategy

- (1) A signage strategy is to be prepared for all signage applications:*
 - (a) in a heritage conservation area or involving a heritage item;*
 - (b) on sites that are strata titled or contain more than four business premises; or*
 - (c) seeking variations to the requirements of this section.*

- The submitted DA application does not include a signage strategy as required for sites within a conservation area even though some aspects of the proposed signage are non-compliant.

DCP 3.16.3 General requirements for signage

- (1) Signage is to be compatible with the architecture, materials, finishes and colours of the building and the streetscape.*
- (4) Signage that will detract from the amenity or visual quality of heritage items, heritage conservation areas, open space areas, waterways or residential areas is not permitted.*
- (5) Signage should not create unacceptable visual clutter taking into account existing signs, neighbouring buildings, the streetscape and the cumulative effect of signs.*

(6) Signs should allow the main facades of buildings from the first floor to the rooftop or parapet to be uncluttered and generally free of signage.

The proposed signage is non-compliant with the specified general requirements for signage (DCP 2012 3.16.3) in the following ways: -

- The excessive number and illumination of the proposed signs is not compatible with the streetscape and
- distracts from the visual quality of the conservation area and
- creates unacceptable visual clutter on the corner that is the gateway to Redfern.
- The 'M' and McCafé signs on the corner of the building are not consistent with the general requirement to keep the facades of the building from the first floor to the parapet free from clutter.

DCP 3.16.4 Illuminated signage

(1) Any illuminated signage is to be designed to ensure that the illuminance and luminance from the sign or advertisement is, in the opinion of the consent authority, consistent with the existing light level of the streetscape or environment within which it is located and does not cause glare.

(2) Unless otherwise provided for in this Section, the illuminance, luminance and threshold increment of illuminated signage is to comply with the recommended values of AS 4282-2019. The maximum nighttime luminance of any sign is not to exceed 300 cd/sqm.

- Excessive illuminated signs will cause glare. No specification has been submitted as to the specific nighttime luminance and so it is not clear if this is compliant.

DCP 3.16.6.5 Under awning signs

(3) An under-awning sign is not to hang more than 1m below the underside of an awning and should not be more than 400mm high.

- The specified under awning signs has a height of 500mm and so do not comply with development standards.

DCP 3.16.6.6 Awning fascia signs

(5) Awning fascia signs are not to be illuminated

- The specified under awning signs are illuminated and so do not comply with development standards.

DCP 3.16.11 Signage related to heritage items and conservation areas

(1) Prior to development consent being granted for signage related to a heritage item or conservation area, the consent authority may require a heritage impact statement and signage strategy is to be prepared. The signage strategy is to incorporate all existing and future signage and have regard to all relevant policies and recommendations of any Conservation Management Plan and/or heritage inventory report.

- No signage strategy submitted

(3) New signage is to be compatible with the heritage significance of the conservation area or the item, including the built form architectural style and existing signage. Signage is to be appropriately located to prevent significant components or distinguishing features of heritage buildings from being obscured.

(4) The design, style, materials, colours, images and lettering of new signage shall be high quality and consistent with the relevant heritage style and period, such as bronze, brass and stainless steel. Plastics, such as coloured or clear acrylic, are only to be used as an ancillary material. Corporate branding and colour schemes are to be modified to fit in with the character and significance of the area or item.

- The proposed signage is standard McDonalds branding and signs are substantially plastic and in corporate colours. No attempt has been made to alter any signage to fit in with the character of the area. Again, this shows a prioritising of corporate presence and visibility resulting in disrespect for the conservation area and the residents.

(6) New signage located between the first-floor level and parapet for any building is not permitted for heritage items or in heritage conservation areas. This may be varied where upper-level signage is an important aspect of the heritage significance of the conservation area or item on which the sign is located.

- The proposed 'M' and 'McCafé' signs are positioned between the first-floor level and the parapet which is not to development standards. As this is such a high visibility corner in a conservation area it warrants more consideration than the bright yellow plastic corporate branding proposed at the expense of the neighbourhood character.

(9) *New internally illuminated signage is only permitted where:*

(a) it is a reconstruction of an original significant sign;

- The proposed signage is new and consists of corporate branding in plastic not as required a reconstruction of an original significant sign.

(b) it can be demonstrated that internally illuminated signage is an important aspect of the heritage significance of the heritage conservation area or item; or

- There is no justification or claim by the applicant that the McDonalds proposed corporate branding adds to the heritage significance of the conservation area. It is hard to imagine how this could ever be demonstrated and so the illuminated signage should be deleted from this application.

(c) the illumination is low voltage and visible through cut out lettering in high quality metal consistent with the heritage significance.

- The illumination for the large 'M' on the corner façade is behind plastic rather than metal cutouts and in McDonalds branding colours, neither of which is in keeping with the heritage conservation area.

4. Heritage

The development site is currently deemed neutral (definition) in the Redfern Conservation Area and was originally the Penfolds Wine Bodega in 1939.



Image of the subject site as it was in 1939

DCP 3.9.6 Heritage conservation areas

The development site is situated in the Redfern Estate Conservation area and is thus subject to the following development standards and objectives: -

- (1) Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to*
- (d) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings.*
 - (e) the interface between the public domain and building alignments and property boundaries; and*
 - (f) colour schemes that have a hue and tonal relationship with traditional colour schemes*

DCP 3.9.8 Neutral Buildings

- (3) Alterations and additions to a neutral building are to :*
- (a) remove unsympathetic alterations and additions, including inappropriate building elements.*
 - (c) minimise the removal of significant features and building elements; and*
 - d) use appropriate materials, finishes and colours that do not reduce the significance of the Heritage Conservation Area*

DCP 3.9.10 building materials for heritage items and buildings within heritage conservation areas

- (2) Existing face brickwork and stone walls are not to be coated, rendered or painted.*
- It is part of the development application to strip back all render and paintwork to expose the original brickwork to the site. This would be in keeping with the Heritage Conservation area and expose the brickwork that would have been part of the Penfolds Bodega constructed on the site in 1939. It would also be consistent with not only the exposed the brickwork façade of the building adjacent on Regents Street, but also on the new build apartment buildings across Regent Street. Retaining the brickwork would give a visual conformity to one of the main Redfern intersections that directly relate to the area's heritage.
 - However, it is the applicant's intention to repaint over this brickwork in McDonald nationwide branding corporate colours. The application therefore is not '*sympathetic to the heritage conservation of the area*' as stated in the submitted SEE report. It makes no attempt to contribute in a positive manner to the significance of the Conservation area and is a missed opportunity sacrificed for corporate branding and thus fails to meet the objectives of *DCP 3.9 Heritage*.

DCP 3.10.4 Significant shop fronts

Objective

(a) Encourage the retention of original, early significant shopfronts and ensure the design of street frontages is not detrimental to the aesthetic quality of the street.

- This development is detrimental to the aesthetic quality of the street and is a manifestation of corporate branding rather than an attempt to restore the characteristics of the area as is required.

Provisions

(4) Where original shopfronts or facades within heritage conservation areas have been altered, significant contributory detailing and other characteristic elements are to be reinstated where there is evidence of the original style or detailing on the building or within the row or group.

- This application has failed to restore architectural elements such as exposed brickwork and has instead prioritised corporate branding which adds nothing and distracts from the heritage of the conservation area.

Per SEE the applicant claims the development

‘would improve the overall presentation of the building as an example of an inter-war period building within the Redfern Heritage Conservation Area’

However, as the images below show, the style of the original presentation of the site in 1939 bears little resemblance to the proposed development which is a cookie cutter manifestation of McDonalds corporate branding and is distracting to the heritage feel of the area.



5. Social Impact

Traffic and Parking

The proposed development is expected to increase both vehicular and pedestrian traffic, exacerbating existing congestion issues. The limited seating capacity suggests a reliance on takeaway services, which could lead to increased short-term parking demands and potential illegal parking in the vicinity.

Noise Pollution

The proposed 24/7 operation is likely to generate continuous noise from customer activity and late-night deliveries. This is particularly concerning given the restaurants limited seating capacity of 12, which may encourage loitering outside the premises. The resulting noise could disrupt the peace of nearby residential areas specifically, the numerous high-rise apartments across Regent Street, especially during nighttime hours.

Community

The new development is depicted as a social hub for the community. However, with minimal indoor seating, no outdoor seating and no bathroom facilities it falls short in this aspect. Redfern has cultivated a unique identity, characterised by independent businesses and a strong community spirit. The introduction of a large multinational chain could undermine this character.

Health

The applicant claims in the SEE that they *'have worked with the heart foundation in recent years to bring the 'Tick' of approval to all stores*. This gives a false representation of McDonalds as healthy eating. The Heart Foundation 'Tick' was retired in 2015 (<https://www.abc.net.au/news/health/2015-12-11/heart-tick-retires-what-worked-what-didnt/7020732>) and McDonalds lost the right to use it in 2011 (<https://www.smh.com.au/lifestyle/health-and-wellness/mcdonalds-loses-heart-foundations-tick-of-approval-20110921-1kk21.html>).

That McDonalds themselves are reliant on out of date and inaccurate data to try to mitigate perceived claims of being an unhealthy eating option is telling.

Everyone is free to choose what they eat, but it is questionable to entertain bringing to community of small independently owned cafes and restaurants, providing freshly prepared food, a multinational that feels it necessary to conceal the negative nutritional value of their offerings.

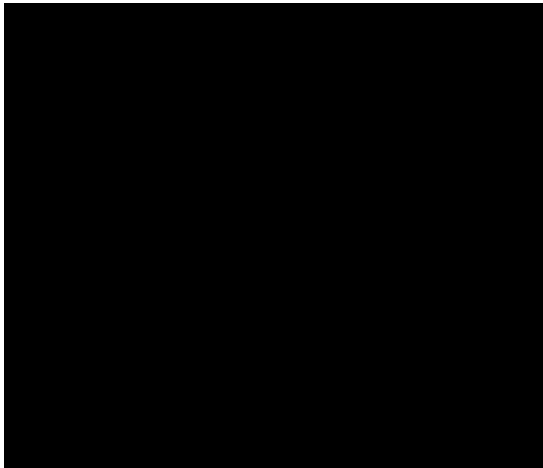
Conclusion

The applicant has demonstrated their intent to bring to Redfern a standardised McDonalds facility with no consideration of Redfern's unique and heritage status.

The constant reference to the brand's knowledge and experience in fast food facilities in the application seemingly allows the applicant to prioritise their cookie cutter approach to McDonalds outlets over development standards and controls at the expense of visual amenity, heritage status and social impacts such as waste and trading hours.

This development application is not a good fit for the Redfern community and should be rejected or made to conform to the relevant development standards, specifically the trading hours, heritage status of the area, and the unique characteristics of the neighbourhood.

Sincerely



From: Abdula Rajab <[REDACTED]> on behalf of Abdula Rajab <[REDACTED]> <Abdula Rajab <[REDACTED]>
Sent on: Tuesday, February 4, 2025 6:59:22 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Opposing DA Submission - D/2024/1218

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.

- The proposed McDonald's in Redfern is **completely inappropriate** and should be **firmly rejected**. This multinational corporation has no regard for community well-being, local businesses, or ethical concerns. Allowing yet another McDonald's in the area would be **adetriment to Redfern**, prioritising corporate greed over the health, culture, and values of its residents.

I strongly oppose this development for the following reasons:

1. **Corporate Tax Avoidance** – As a multinational corporation, McDonald's has a well-documented history of aggressive tax minimisation, contributing little to the Australian economy while extracting significant profits. Allowing them to establish yet another location further enables this harmful practice.
2. **Health Impacts & Childhood Obesity** – McDonald's has played a major role in promoting unhealthy eating habits, particularly among children. Despite claims of offering "healthier" options, their menu remains largely centred around highly processed, calorie-dense, and nutritionally poor food. This is a direct contributor to the ongoing childhood obesity crisis.
3. **Oversaturation of McDonald's Outlets** – There are already **ten—TEN—McDonald's locations within a 3km radius** of this proposed site. This is excessive and unnecessary, providing no real benefit to the local community, which already has more than enough access to fast food. It also offers nothing new to the diversity and vitality of the neighbourhoods **you** claim to support.
4. **Impact on Redfern's Character** – Redfern has a unique and evolving identity, built around independent businesses and community-focused spaces. The introduction of a 24/7 multinational chain will fundamentally alter the atmosphere of Redfern Street, prioritising corporate interests over local culture and small businesses.
5. **Ethical Concerns** – McDonald's has been scrutinised for its financial ties and support of Israel, a stance that many in the local community may find objectionable given the ongoing humanitarian crisis in Gaza. Residents should have a say in whether they want to support a corporation with such affiliations.

Redfern deserves better than another soulless fast-food chain. This proposal **must be rejected** in favour of businesses that truly reflect and support the community

- Regards - Abdula Rajab

From: Amanda Lane <[REDACTED]> on behalf of Amanda Lane
<[REDACTED]> <Amanda Lane <[REDACTED]>
Sent on: Tuesday, February 4, 2025 8:54:07 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 do NOT want a McDonald's in Redfern.

I moved into Pitt St Redfern in 2010 and have raised my family here and love the individuality of Redfern.

Clover Moore has created a city of villages and I enjoy saying hello to to small business owners that are the heart of Redfern as I walk along her streets. Such as Micky from Micky's fruit shop and Stefano from La Coppola. The addition of fast food will take away from local restaurants.

It is these small business owners who will suffer from the addition of the faceless McDonald's.

With 24hr opening hours I fear our village will suffer from antisocial behaviour and subsequent damage and destruction to surrounding areas.

An increase to McDonald's rubbish littering the street and entering waterways. Already surrounding the new KFC at central station , rubbish can be seen in the surrounding gardens and along the streets.

Today I stood at the proposed site and can already see four burger restaurants - the last thing Redfern needs is another fast food outlet especially as there is already one within walking distance.

I implore the council to reject this submission.

Kind regards Amanda Lane

From: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au> on behalf of DASubmissions <DASubmissions@cityofsydney.nsw.gov.au> <DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>>

Sent on: Wednesday, February 5, 2025 10:09:31 AM

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

Subject: FW: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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

From: John Wall <[REDACTED]>

Sent: Tuesday, 4 February 2025 9:17 PM

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

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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.

The General Manager

Sydney City Council

Attn: Matthew Girvan

Date: 4 February 2025

Re: DA2024/1218, 153 Redfern Street Redfern

I refer to the current Development Application before Council seeking consideration of an application to utilise the existing commercial premises for the purpose of a McDonalds Restaurant operating 24 hours, 7 days a week.

I wish to lodge an objection to the proposal specifically in terms of the proposed hours of trading for 24 hours a day 7 days a week.

I have no objection to the use of the premises for commercial activity that is consistent with the other nearby and adjoining uses, the 24 hour trading and resultant impacts is the issue I wish to object to for the reasons detailed below.

1. Noise

There is already a high degree of noise nuisance generated within the immediate locality due to the poor policing of existing licensed premises, especially due to the congregation of patrons outside of those premises, either waiting entry or exiting after the close of business.

The use of this premises for 24 hour trading will further exacerbate those existing nuisances as there is real potential for patrons to create noise nuisance when leaving the restaurant, and congregation of patrons upon the adjacent open space in Regent Street.

The background noise level in this locality is relatively low at night, especially after midnight, as existing business premises cease trading, and those low background levels will result in the noise of patrons on the street outside of the business being amplified to the adjoining residents directly opposite and within the immediate locality.

2. Public Nuisance

The operation of the restaurant for 24 hours trading has the real potential for anti social behaviour by creating a honey pot effect where people would be drawn to the premises due to the 24 hour availability of refreshments and thereby create noise and other disturbances, potentially anti social behaviour, in the immediate area, again exacerbated by the low back ground noise levels after midnight.

The nature of this business is high volume turn over of patrons, with a large number of patrons entering and existing the premises. Again the volume of expected patrons will add to the noise generated by the proposed use especially after midnight.

3. Plan of Management

The submitted plan of management appears to be a template document and does not include any evidence that this type of POM has been successful in managing other 24 hour trading restaurants operated by the proponent to ensure there has been no impact to the impact of

adjoining residents.

4. Precedent

There are concerns that the approval for 24 hour trading in this location will set an undesirable precedent for other similar, either existing or future business, to also seek 24 hour trading in this location.

5. Impact on residential amenity of residents

The existing area has undergone a significant change in character during the 29 years I have lived here, with an increasing number of residents now within the immediate locality, housed within new buildings and adapted existing commercial buildings.

The operation of this type of business with the hours as proposed is inconsistent and in conflict with the objectives of the E1 zone in terms of enabling residential development in that zone, given the high likely hood of adverse impact to the amenity of those residents because of the above detailed potential adverse impacts.

6. Restriction of hours

As noted above the proposed 24 hour trading 7 days a week is not considered appropriate in this locality for the reasons of noise and resultant impact upon the amenity of residents.

It is considered reasonable to issue consent with the hours of trading restricted to 8.00am to midnight Friday and Saturday, and 8.00am to 11pm Sunday to Thursday.

Regards

John Wall

Unit 21/64 Lawson Sq

Redfern NSW. 2016

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

Sent on: Wednesday, February 5, 2025 10:11:59 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of our community, local businesses, and public wellbeing. Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. Introducing a McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

Social and Community Impact

The site is close to:

- Inner Sydney High School
- Jarjum Primary School
- Social housing areas

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

Economic and Market Saturation

- 5 local hamburger spots already thrive nearby.
- An existing McDonald's is only 1.6 km away in Waterloo.
- McDonald's already delivers to the area via services like Uber Eats.

This proposal threatens the viability of small, local businesses that contribute to Redfern's unique vibe.

Environmental Concerns

McDonald's typically generates significant waste, worsening local litter issues and straining waste management. The resulting mess would impact the area's appearance and may attract pests.

Traffic and Amenity

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Create additional foot traffic around schools.
- Cause parking issues in an already crowded area.

Thank you.

Sent from my iPhone

From: Jay Jackson <[REDACTED]> on behalf of Jay Jackson <[REDACTED]> <Jay Jackson <[REDACTED]>
Sent on: Wednesday, February 5, 2025 12:56:05 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/1218 - 153 Redfern Street REDFERN NSW 2016 - Attention Matthew Girvan

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 strongly object to McDonald's proposed development on Redfern Street. This plan poses significant risks to the character of our community, local businesses, and public wellbeing. Redfern Street has flourished into a vibrant village with independent businesses, small bars, and unique restaurants. Introducing a McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that doesn't fit our community.

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Traffic and Amenity

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Create additional foot traffic around schools.
- Cause parking issues in an already crowded area.

Thank you.

Sent from my iPhone

From: Angela Karpin <[REDACTED]> on behalf of Angela Karpin
<[REDACTED]> <Angela Karpin <[REDACTED]>
Sent on: Wednesday, February 5, 2025 12:21:49 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2024/1218.153 Redfern Street
Attachments: [REDACTED] D_2024_1218 objection.docx (1.01 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.

I, Angela Jeanne Karpin AM am the owner of 1701 and 1704/ 1B Lawson Square. Redfern, NSW, 2016. I attach an objection to the above development application.

The attached objection has been prepared by [REDACTED] [REDACTED]. I am in complete agreement with those submissions.

Angela J Karpin AM

[REDACTED]
Lawson Square
Redfern, NSW 2016

04/02/2025

Attn: Bill MacKay, Matthew Girvan

City of Sydney
465 Kent St,
Sydney, NSW 200

D/2024/1218. 153 Redfern Street

We are writing to give feedback on the proposed McDonalds development at 153 Redfern Street, Redfern which is situated in the C56 - Redfern Estate Conservation Area. Specific issues are: -

- There is insufficient consideration or facilities to process **waste** in a way that will not adversely affect the local community.
- This application is for 24/7 **trading hours** which is non-compliant and is an anomaly for the neighbourhood which is mostly residential and not an active late-night centre.
- The proposed **signage** is excessive and does not meet development standards. Little consideration has been given to the visual impact of the development on the conservation area. The applicant's primary objective is preserving the look and feel of their corporate branding at the expense of the visual amenity for the community.
- The visual presentation of the development prioritises standardised corporate branding over any attempt to restore original features on this significant shop front to the original 1939 Penfolds Bodega. This is non-compliant to **heritage** development standards and a missed opportunity to restore heritage features and speaks to the applicant's disregard for the **heritage** of the conservation area.
- The social impact of the development will detrimentally affect the neighbourhood in terms of noise, parking, community character and health.
- Overall, this application is flawed in that it is incomplete and consistently claims compliance to development standards in areas that are non-compliant when compared with DCP 2012 and LEP 2012.

The specifics of the above issues are detailed below :-

1. Waste

According to the waste management plan submitted by the applicant the required waste bins needed for the development area per the *Guidelines for waste management* are 2x240L and 4x320L bins. The development plan show room for only 2x240L bins. Thus, the waste management plan is deficient by 1280L (4x320L). The applicant states that in their experience the two bins will be sufficient. It is a concern that potentially 1280L of waste – specifically takeaway packaging, is thus walking out the door of the premises and onto the streets of Redfern.

The only bins in the immediate vicinity are on Redfern Street outside the development site, in Jack Lloyd Reserve and by the bus stop on Regent Street. These bins are consistently full and overflowing and thus at capacity for the area.

The applicant does not justify the reduction from 6 to 2 bins as required by development requirements. Nor do they specifically itemise the type and volume of waste to be generated during operations as required in the Waste Management Report.

The applicant is using the fact that they provide takeaway to divest their internal waste processing responsibility at the expense of the residents of Redfern.

Furthermore, per *Guidelines for waste management* applicants must provide the following information within the submitted Waste Management Plan: -

1 Plans and drawings of the proposed development that show the location and space allocated to the waste management systems and facilities and the nominated waste collection point for the site.

- Nominated waste collection point not shown or referred to in Waste management report

2 Details of the types and estimated quantities of waste streams.

- As the applicant has relied on ‘*extensive operator experience*’ to deem that 2 rather than 6 bins are sufficient for operational waste surely this should be supported by real life data detailing the anticipated volume and type waste.

3 Identification of the path of access for users and collection vehicles.

- Not provided in Waste Management Report

4 Details of ongoing management, storage and collection of waste, including responsibility for cleaning, transfer of bins between storage areas and collection points, implementation and maintenance of signage, and security of storage areas.

- Not provided in Waste Management Report

The proposed waste storage is insufficient by 4x320L bins when compared with development standards. Waste responsibilities have not been addressed, and the Waste Management report is incomplete for a valid DA application. Furthermore, the submitted Compliance Assessment report indicated all waste criteria are compliant – this is untrue as detailed above.

2. Late Night Trading

Per DCP 2012 3.15.4 Trading Hours the base trading hours for a Category B low impact premises (food and drink) in a Local Centre Area is 7am-10pm.

This application claims that additional hours from 7am-2am are available as *‘the premises include a single entry/exit point’*. However, *Per DCP 2012 3.15.4 Trading Hours* the extended hours of 7am-2am are only available to Category C premises defined as *‘It does not include convenience stores, food and drink premises, takeaway food and drink premises’*. It is thus incorrect to state that extended hours are routinely available for this type of development.

The applicant is requesting 24/7 opening hours which is not in keeping with either the DCP 2012 allowable Trading Hours or the local neighbourhood in which most traders are closed by 10pm. This is contrary to the applicants claim that there are 24-hour operations in the area. As a nearby residents, we are unaware of any premises that are open 24/7 apart from the 24hr gym Anytime Fitness which is membership based and a completely different proposition to a food take away/restaurant operation.

The applicant’s assertion that it is ‘expected’ by the public to have access to McDonalds 24/7 pays little heed to the context of location. Most 24/7 McDonalds are positioned on major thoroughfares and are accessed via vehicle and possess parking facilities and a drive through facility. The context of the site in Redfern is completely different in that there is neither a car park or a drive through and is thus not comparable.

Redfern is a residential area with most restaurants closing by 10pm and bars by 12am. The opening of a 24/7 takeaway restaurant is thus an anomaly to the area. It is not clear the type of customers that are intended to be served by these premises.

There is minimal internal seating (12 seat) and no bathroom facilities which goes against the applicant’s claim that the facility would be used as a community meeting place. Furthermore, the lack of bathroom facilities is not conducive to 24/7 opening and increases the risk of customers having been drawn to the area by the opening hours then using the nearby streets as toileting facilities.

There is also the possibility of the premises becoming a ghost kitchen for food delivery services during the early hours. If this happens both the customers and delivery agents will be from out of the area, but the residents of Redfern will bear the cost of a facility in terms of disruption, waste and visual amenity.

3. Signage

It is proposed that the signage for the development consist of McDonalds Branding in the form of 2 awning fascia signs, 2 hanging awning signs and a McDonalds 'M' and Mc Café signs on the corner surface above 1st floor level. These signs are non-compliant per the following Development Standards

Per SEPP Exempt and Complying Development 2008

2.83 General requirements for advertising and signage

(f) not result in more than 3 business identification signs being constructed or installed in relation to a building if the building houses only one commercial tenant

- The proposed development identifies 6 branding related signs which is non-compliant. Also, as the development site is at major gateway into Redfern at the junction of Redfern St and Regent Street the risk is, if this is taken over by corporate branding it will be distracting from the neighbourhood character.

Subdivision 3 Wall signs

2.87 Development standards

c) if it is a sign that is located in a residential, rural or conservation zone—

(i) for a sign for a home business, home industry or home occupation—not be more than 1m² in area, and

(ii) for a sign for any other use—not be more than 2.5m² in area,

- The 'M' sign alone is 3.32sqm which is non-compliant. In total the development application specifies over 10sqm of branded signage which is excessive for a building making any attempt to fit into a conservation area and take on the characteristics of the neighbourhood. It is intended that the signs be illuminated 24/7 which is not consistent with the Trading Hours of the vicinity and thus will act as a corporate beacon for McDonalds.

Subdivision 4 Fascia signs

2.89 Development standards

(e) not be illuminated

- Per Architectural Plans of the application the fascia signage will be illuminated which does not meet development standards and will further draw attention to the site.

Subdivision 5 Under awnings signs

2.91 Development standards

- *Not result in more than one sign of this type for each ground floor tenancy*
- The development proposal identifies 2 under awning signs which therefore does not meet development standards.

Subdivision 7 Window signs

2.94 development standards

The standards specified for that development are that the development must—

- (a) not cover more than 20% of the surface of the window in which it is displayed or 6m², whichever is the lesser, and*
- (b) not be illuminated*

- It is proposed that first floor window coverings on the Redfern Street elevation will be illuminated and cover all window surface. This does not meet development standards and adds further to the >10sqm of illumination on the building, again drawing attention to the building, rather than being in keeping with the streetscape. It is specified that the window coverings will not be branded but more information is needed as to the intended content – does a generic image of a burger and fries count as ‘not branded’?

Per DCP 2012 3.16 Signs and advertisements

DCP 3.16.1 Signage strategy

- (1) A signage strategy is to be prepared for all signage applications:*
 - (a) in a heritage conservation area or involving a heritage item;*
 - (b) on sites that are strata titled or contain more than four business premises; or*
 - (c) seeking variations to the requirements of this section.*

- The submitted DA application does not include a signage strategy as required for sites within a conservation area even though some aspects of the proposed signage are non-compliant.

DCP 3.16.3 General requirements for signage

- (1) Signage is to be compatible with the architecture, materials, finishes and colours of the building and the streetscape.*
- (4) Signage that will detract from the amenity or visual quality of heritage items, heritage conservation areas, open space areas, waterways or residential areas is not permitted.*
- (5) Signage should not create unacceptable visual clutter taking into account existing signs, neighbouring buildings, the streetscape and the cumulative effect of signs.*

(6) Signs should allow the main facades of buildings from the first floor to the rooftop or parapet to be uncluttered and generally free of signage.

The proposed signage is non-compliant with the specified general requirements for signage (DCP 2012 3.16.3) in the following ways: -

- The excessive number and illumination of the proposed signs is not compatible with the streetscape and
- distracts from the visual quality of the conservation area and
- creates unacceptable visual clutter on the corner that is the gateway to Redfern.
- The 'M' and McCafé signs on the corner of the building are not consistent with the general requirement to keep the facades of the building from the first floor to the parapet free from clutter.

DCP 3.16.4 Illuminated signage

(1) Any illuminated signage is to be designed to ensure that the illuminance and luminance from the sign or advertisement is, in the opinion of the consent authority, consistent with the existing light level of the streetscape or environment within which it is located and does not cause glare.

(2) Unless otherwise provided for in this Section, the illuminance, luminance and threshold increment of illuminated signage is to comply with the recommended values of AS 4282-2019. The maximum nighttime luminance of any sign is not to exceed 300 cd/sqm.

- Excessive illuminated signs will cause glare. No specification has been submitted as to the specific nighttime luminance and so it is not clear if this is compliant.

DCP 3.16.6.5 Under awning signs

(3) An under-awning sign is not to hang more than 1m below the underside of an awning and should not be more than 400mm high.

- The specified under awning signs has a height of 500mm and so do not comply with development standards.

DCP 3.16.6.6 Awning fascia signs

(5) Awning fascia signs are not to be illuminated

- The specified under awning signs are illuminated and so do not comply with development standards.

DCP 3.16.11 Signage related to heritage items and conservation areas

(1) Prior to development consent being granted for signage related to a heritage item or conservation area, the consent authority may require a heritage impact statement and signage strategy is to be prepared. The signage strategy is to incorporate all existing and future signage and have regard to all relevant policies and recommendations of any Conservation Management Plan and/or heritage inventory report.

- No signage strategy submitted

(3) New signage is to be compatible with the heritage significance of the conservation area or the item, including the built form architectural style and existing signage. Signage is to be appropriately located to prevent significant components or distinguishing features of heritage buildings from being obscured.

(4) The design, style, materials, colours, images and lettering of new signage shall be high quality and consistent with the relevant heritage style and period, such as bronze, brass and stainless steel. Plastics, such as coloured or clear acrylic, are only to be used as an ancillary material. Corporate branding and colour schemes are to be modified to fit in with the character and significance of the area or item.

- The proposed signage is standard McDonalds branding and signs are substantially plastic and in corporate colours. No attempt has been made to alter any signage to fit in with the character of the area. Again, this shows a prioritising of corporate presence and visibility resulting in disrespect for the conservation area and the residents.

(6) New signage located between the first-floor level and parapet for any building is not permitted for heritage items or in heritage conservation areas. This may be varied where upper-level signage is an important aspect of the heritage significance of the conservation area or item on which the sign is located.

- The proposed 'M' and 'McCafé' signs are positioned between the first-floor level and the parapet which is not to development standards. As this is such a high visibility corner in a conservation area it warrants more consideration than the bright yellow plastic corporate branding proposed at the expense of the neighbourhood character.

(9) *New internally illuminated signage is only permitted where:*

(a) it is a reconstruction of an original significant sign;

- The proposed signage is new and consists of corporate branding in plastic not as required a reconstruction of an original significant sign.

(b) it can be demonstrated that internally illuminated signage is an important aspect of the heritage significance of the heritage conservation area or item; or

- There is no justification or claim by the applicant that the McDonalds proposed corporate branding adds to the heritage significance of the conservation area. It is hard to imagine how this could ever be demonstrated and so the illuminated signage should be deleted from this application.

(c) the illumination is low voltage and visible through cut out lettering in high quality metal consistent with the heritage significance.

- The illumination for the large 'M' on the corner façade is behind plastic rather than metal cutouts and in McDonalds branding colours, neither of which is in keeping with the heritage conservation area.

4. Heritage

The development site is currently deemed neutral (definition) in the Redfern Conservation Area and was originally the Penfolds Wine Bodega in 1939.



Image of the subject site as it was in 1939

DCP 3.9.6 Heritage conservation areas

The development site is situated in the Redfern Estate Conservation area and is thus subject to the following development standards and objectives: -

- (1) Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to*
- (d) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings.*
 - (e) the interface between the public domain and building alignments and property boundaries; and*
 - (f) colour schemes that have a hue and tonal relationship with traditional colour schemes*

DCP 3.9.8 Neutral Buildings

- (3) Alterations and additions to a neutral building are to :*
- (a) remove unsympathetic alterations and additions, including inappropriate building elements.*
 - (c) minimise the removal of significant features and building elements; and*
 - d) use appropriate materials, finishes and colours that do not reduce the significance of the Heritage Conservation Area*

DCP 3.9.10 building materials for heritage items and buildings within heritage conservation areas

- (2) Existing face brickwork and stone walls are not to be coated, rendered or painted.*
- It is part of the development application to strip back all render and paintwork to expose the original brickwork to the site. This would be in keeping with the Heritage Conservation area and expose the brickwork that would have been part of the Penfolds Bodega constructed on the site in 1939. It would also be consistent with not only the exposed the brickwork façade of the building adjacent on Regents Street, but also on the new build apartment buildings across Regent Street. Retaining the brickwork would give a visual conformity to one of the main Redfern intersections that directly relate to the area's heritage.
 - However, it is the applicant's intention to repaint over this brickwork in McDonald nationwide branding corporate colours. The application therefore is not '*sympathetic to the heritage conservation of the area*' as stated in the submitted SEE report. It makes no attempt to contribute in a positive manner to the significance of the Conservation area and is a missed opportunity sacrificed for corporate branding and thus fails to meet the objectives of *DCP 3.9 Heritage*.

DCP 3.10.4 Significant shop fronts

Objective

(a) Encourage the retention of original, early significant shopfronts and ensure the design of street frontages is not detrimental to the aesthetic quality of the street.

- This development is detrimental to the aesthetic quality of the street and is a manifestation of corporate branding rather than an attempt to restore the characteristics of the area as is required.

Provisions

(4) Where original shopfronts or facades within heritage conservation areas have been altered, significant contributory detailing and other characteristic elements are to be reinstated where there is evidence of the original style or detailing on the building or within the row or group.

- This application has failed to restore architectural elements such as exposed brickwork and has instead prioritised corporate branding which adds nothing and distracts from the heritage of the conservation area.

Per SEE the applicant claims the development

‘would improve the overall presentation of the building as an example of an inter-war period building within the Redfern Heritage Conservation Area’

However, as the images below show, the style of the original presentation of the site in 1939 bears little resemblance to the proposed development which is a cookie cutter manifestation of McDonalds corporate branding and is distracting to the heritage feel of the area.



5. Social Impact

Traffic and Parking

The proposed development is expected to increase both vehicular and pedestrian traffic, exacerbating existing congestion issues. The limited seating capacity suggests a reliance on takeaway services, which could lead to increased short-term parking demands and potential illegal parking in the vicinity.

Noise Pollution

The proposed 24/7 operation is likely to generate continuous noise from customer activity and late-night deliveries. This is particularly concerning given the restaurants limited seating capacity of 12, which may encourage loitering outside the premises. The resulting noise could disrupt the peace of nearby residential areas specifically, the numerous high-rise apartments across Regent Street, especially during nighttime hours.

Community

The new development is depicted as a social hub for the community. However, with minimal indoor seating, no outdoor seating and no bathroom facilities it falls short in this aspect. Redfern has cultivated a unique identity, characterised by independent businesses and a strong community spirit. The introduction of a large multinational chain could undermine this character.

Health

The applicant claims in the SEE that they *'have worked with the heart foundation in recent years to bring the 'Tick' of approval to all stores*. This gives a false representation of McDonalds as healthy eating. The Heart Foundation 'Tick' was retired in 2015 (<https://www.abc.net.au/news/health/2015-12-11/heart-tick-retires-what-worked-what-didnt/7020732>) and McDonalds lost the right to use it in 2011 (<https://www.smh.com.au/lifestyle/health-and-wellness/mcdonalds-loses-heart-foundations-tick-of-approval-20110921-1kk21.html>).

That McDonalds themselves are reliant on out of date and inaccurate data to try to mitigate perceived claims of being an unhealthy eating option is telling.

Everyone is free to choose what they eat, but it is questionable to entertain bringing to community of small independently owned cafes and restaurants, providing freshly prepared food, a multinational that feels it necessary to conceal the negative nutritional value of their offerings.

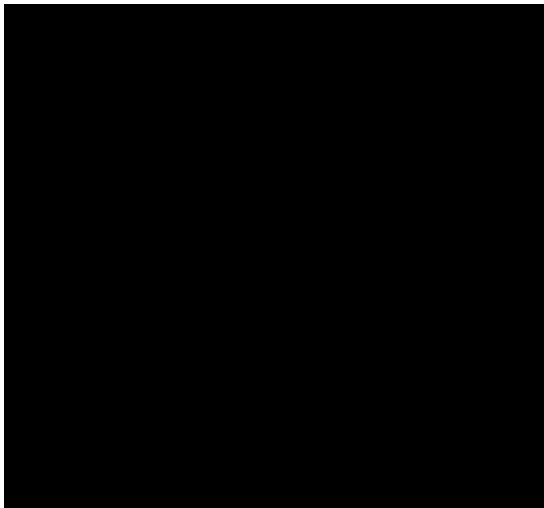
Conclusion

The applicant has demonstrated their intent to bring to Redfern a standardised McDonalds facility with no consideration of Redfern's unique and heritage status.

The constant reference to the brand's knowledge and experience in fast food facilities in the application seemingly allows the applicant to prioritise their cookie cutter approach to McDonalds outlets over development standards and controls at the expense of visual amenity, heritage status and social impacts such as waste and trading hours.

This development application is not a good fit for the Redfern community and should be rejected or made to conform to the relevant development standards, specifically the trading hours, heritage status of the area, and the unique characteristics of the neighbourhood.

Sincerely



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

<[REDACTED]> <Jonathan Noble <[REDACTED]>

Sent on: Wednesday, February 5, 2025 12:03:47 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: OBJECTION TO DA SUBMISSION D/2024/1218

Attachments: OBJECTION TO DA SUBMISSION D 2024 1218 .docx (15.69 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.

Attention: Matthew Girvan.

I object to the DA SUBMISSION 0/2024/1218 on the following grounds.

No DA notice had been posted on the proposed development site.

#The proposed development would impact on traffic and pedestrian safety on an already precariously busy corner. The Redfern Police are concerned that a 24-hr McDonalds establishment would result in an increase in assaults, robberies and crime activity. This will flow on into the surrounding residential area and Redfern community.

McDonalds is an ill-fitting and ill-considered business for Redfern's community. Redfern is now becoming a haven for independent, interesting and niche hospitality businesses. This development would cheapen and diminish the amenity of the local area that has strived to build a thriving café, restaurant and bar scene. The introduction of a McDonalds fast-food mega chain business would be incongruent with the ambience of the community and it' surroundings and out of place and out of context with the unique inner city suburban hub.

#The city of Sydney has worked hard to develop local small businesses such as cafes, restaurants and bars that have slowly grown over the years. The introduction of McDonalds will negatively impact the financial viability of these local small businesses.

The argument that a McDonalds on Redfern St would be a great amenity for the burgeoning population due to the new high-rise developments is inappropriate, flawed and out of touch with the community, it's needs and it's sentiments. A McDonalds restaurant is totally out of character with our Redfern community and an unnecessary business to have in Redfern. Already there are a formidable number of cafes, restaurants, take-aways, pub restaurants and supermarkets capable of catering to the community's population. A count has revealed that there are approximately 60 such businesses in the immediate vicinity. Furthermore, online services such as Uber Eats, Deliveroo have always been alternative platforms for the time poor. The nearby McDonalds on McEvoy St and Botany Rd supplies these platforms already.

Consumption of junk food is detrimental to the community's health should not be encouraged. This is a regression for our community.

Excessive litter and waste would impact on waste management services as well as on the visual amenity of the neighbourhood.

#There is already a lack of parking and space for people in the community and a McDonalds restaurant in Redfern would further exacerbate this existing problem.

Lastly, a similar proposal by McDonalds submitted to Marrickville Council in 2023, was rejected after community objections.

Please reject this application and listen to the community of Redfern.

Kind regards,

Jonathan Noble

67 William Street Redfern NSW 2016

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Kind regards,

Jonathan Noble

67 William Street Redfern NSW 2016

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

Sent on: Wednesday, February 5, 2025 1:17:23 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: Submission D/2024/1218

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,

I write to object to the above DA.

A mega chain franchise like McDonald's is really not in keeping with today's suburb. The area abounds with independent niche food offerings catering to a diverse and expanding population.

I also object to it potentially operating 24/7 with the attending potential issues of poor/criminal behaviour, noise and litter.

The proximity of another McDonald's in Botany Rd surely precludes the need for another in Redfern st.

Kind regards
Richard Single
58 Pitt st, Redfern

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

<[REDACTED]> <Sarah Mandelson <[REDACTED]>

Sent on: Wednesday, February 5, 2025 1:02:35 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: Objection to DA D/2024/1218 ATTN Matthew Girvan

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 Mr Girvan,

I wish to object to the proposed McDonald's on Redfern St. It would do nothing to add to the amenity of the area given there are already a large number of affordable eateries. Indeed, this would only likely contribute to financial damage to the existing eateries.

Nor would it contribute to the health of the residents of the area.

Additionally, there is already a McDonalds on Botany Rd. A second within a short distance is unnecessary.

Regards, Sarah Mandelson

From: Madeleine Fabian <[REDACTED]> on behalf of Madeleine Fabian
<[REDACTED]> <Madeleine Fabian <[REDACTED]>
Sent on: Wednesday, February 5, 2025 11:42:54 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Attn: Matthew Girvan. Objection to DA Submission D/2024/1218
Attachments: D.2024.1218.docx (54.13 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 Mr. Girvan,

Please find attached my objection to DA Submission D/2024/1218.

Kind regards,
Madeleine Fabian

Matthew Girvan
City of Sydney
DASubmissions@cityofsydney.nsw.gov.au

Re: Objection to DA Submission D/2024/1218

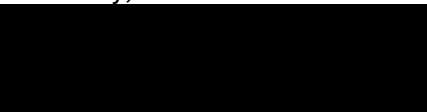
Dear Mr. Girvan,

I am writing to express my objection to DA Submission D/2024/1218 on the following grounds:

- As a global chain McDonald's is an ill-fitting business to introduce into an area attempting to protect its unique heritage, character and community and will impact negatively on the ambience and amenity of the surrounding area.
- The corner of Redfern and Cope Streets (which is also in effect the corner of Regent Street) is a popular area with a small green space near a bus stop. The area is traditionally a community meeting point with the BowerBird sculpture right next to the proposed development. The introduction of a fast-food restaurant with unhealthy food and notoriously predatory advertising practices targeting children will impact on the ambience of this area for everyone and on the ability of families to enjoy this space and simultaneously maintain their children's health. I believe that it will drive local residents away from using this corner as the meeting point that it has been for many years.
- The introduction of a 24 hour fast food establishment on the corner of one of the busiest streets in Redfern will likely impact negatively on pedestrian access and safety, both from increased traffic with little existing parking, and in terms of attracting anti-social behaviour.
- There are already numerous restaurants and takeaway food shops in the area which are healthier, maintaining social business hours and practices, well established in the community, and independent. These are already well-serving the Redfern community and are likely to be negatively impacted by this development.
- When last I checked there was no DA notice visible at the proposed site. To me this speaks to the attitude with which this proposal is being put forward, with no regard given to meeting their responsibilities to the surrounding community.

Thank you for your consideration.

Sincerely,



Madeleine Fabian

7 George Street
Redfern NSW 2016

