

Attachment B9

Submissions

From: <[REDACTED]>
Sent on: Tuesday, August 5, 2025 10:00:29 PM
To: City of Sydney <council@c[REDACTED]>
Subject: Objection to DA : D/2025/585 at 212-214 King Street, Newtown
Attachments: 214 King_Mcdonald DA Feedback_final.pdf (983.57 KB)

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For the attention of Ms Cissy Li

To protect my privacy, it is appreciated if you could please remove any identifying information in the document for public publication (name, address, property ownership and email address).

Cover Note

Mr Bill MacKay
Manager Planning Assessments
City of Sydney

Dear Bill

Please find my submission attached **objecting** to the McDonald's DA **D/2025/585 at 212-214 King Street, Newtown.**

Thanks & regards

[REDACTED]

Subject: Objection to proposed McDonald's development at 212-214 King Street in Newtown - D/2025/585

Dear Members of the City of Sydney Council

We are writing to formally lodge our **strong objection** to the proposed Development Application D/205/585 to operate a 24 x7 McDonald's fast-food outlet at 212-214 King Street, Newtown.

We are the property owner at [REDACTED], adjoining to the proposed development. Our property has a ground floor office being occupied by an employment, disability, and workplace services provider with front access from King Street and a rear access to the Brown Lane while the first-floor residential unit has its access from Brown Lane.

We are deeply concerned that the proposal, if it goes ahead, will have significant detrimental and direct impacts on our property - existing ground floor employment / disability service business and first floor residential occupants, adjoining to the proposed development. This proposal also has wide-ranging significant adverse health, safety, environmental, traffic, and the broader social and economic concerns to the Newtown community. While it is understood that businesses like McDonald's contribute to local economies, the proposed location and 24-hour operation would have significant long-lasting negative and irreversible impacts on the local area and the local community on multiple levels of critical undesirable nature.

Our key concerns and issues are detailed as follows :

1) Significant direct impacts to adjoining property ground floor business

1a) Safety, Anti-social and Traffic Concern

The sudden and frequent influx of delivery riders/drivers and food patrons, generally on high volume turn-over during meal times when they are moving in /out of the proposed fast-food outlet will lead to overcrowding of the footpath along King Street frontage. This will be very confronting and potentially hazardous for the clients of disability employment office next door. They include those from First Nations, culturally diverse, and LGBTQIA+ communities, as well as people with physical and/ mental disability.

The bikes being left out the front of the proposed site will increase safety hazards for the public and obstructing pedestrian access, while the riding of bikes on the foot path is a major safety concern particularly for young children, elderly, people with a disability and those requiring wider clearance wheel-chair accessibility.

Furthermore, delivery / food patron bikes with their annoying blipping sounds and flashing lights will be distressing and confronting for pedestrians and users who have neurodivergent condition with sensory sensitivities. This will significantly reduce the footpath space in front of the proposed shopfront and the adjoining premises. It will adversely impact on the safety of normal foot traffic, as well as generating unpleasant and persistent noises / auditory impacts from the fast-food ordering counters being located in the front part of the proposed fast-food shop.

This will also have direct safety and health impact with potential desirable hassles / discomfort to the mental health and well-being of the clients who need to visit the employment / disability services office on regular basis.

2) Significant direct Impacts to adjoining first floor residential unit

2a) Air Quality and Odour Concern

While a qualitative odour assessment was provided as part of the proposal of operational impacts, we as the adjoining neighbour have serious health concerns that all the 6 exhaust points from the proposed operations including cooking, deep frying, grilling, fillet, toilet etc will be dispersed at the adjoining property roof level, and back-flowing to our property roof space.

As shown in Appendix 1, our property existing roof profile will directly collect, round the clock, all the exhausted air and associated wide-variety types of odour being dispersed and feed into our openable windows and sky-roof which are generally open for natural ventilation.

The extent of exhausted air pollution from this proposed 24x7 operation next door is further exacerbated by the higher roof wall building at 218-222 King Street which in turn will act as a screen bouncing back and trapping the exhausted air back to our property roof space, round the clock.

In addition, these exhaust outlets will induce an increased noise level from all the contributing mechanical exhaust devices. This important data has not been provided in the City of Sydney DA submission. There is also compliance concern that it does not meet the property boundary clearance requirement defined in the AS 1668.2-2024, the use of ventilation and air-conditioning in buildings – Part 2: mechanical ventilation in buildings.

This level of concentrated air quality and odour will also have a detrimental impact on nearby residences.

2b) Anti-social and Noise Concern

The operation of the 24 hours food outlet has real potential for anti-social behaviour by creating a gathering hot-spot round the clock where people would be drawn to the premises due to the 24-hour availability of food / drinks. This will generate increasing people and vehicle noise, potential for anti-social behaviour, bike theft, robberies, graffiti, malicious damage to human and property etc. Our property and the neighbourhood have been constantly subjected to graffiti, vandalism, plate glass damage [see Appendix 2 – photos of graffiti issues].

From the DA submission, there is no technical details regarding its sizing, capacity and associated inherent noise level on any of the 6 different mechanical exhaust devices proposed in the architectural plan. The Noise Assessment has not provided any relevant measurements for the residents living in the adjoining unit during day time and night time, and its projected noise level on this 24-hour operation with all mechanical exhaust devices, as well as air conditioning operating.

2c) Deliveries and Safety Concern

As stated in the Statement of Environmental Effects, all the “deliveries and waste management are to occur from kerb side” on the narrow single lane way of Brown Lane at the rear of the property with bi-directional vehicle traffic.

It is noted that there is no existing footpath provisioned for pedestrian so they need to walk on the road of Brown Lane. Given that the food and delivery schedule of the proposed business is stated to be daily during the day or evening supplies before 10pm, this will create heavy traffic congestion to this narrow back street. This will form a major safety hazard for pedestrians and residential occupants entering and leaving our property.

3) Pedestrian Safety, Parking and Congestion Concern in Newtown

The proposed 24 x 7 operation is expected to increase both vehicular and pedestrian traffic, exacerbating existing congestion issues along the 1-lane King Street main thoroughfare. The limited seating capacity on the first floor will induce more extensive and regular takeaway services, which could lead to increased short-term parking demands and illegal parking in the vicinity.

It is expected that the delivery bicycles, motor bikes and vehicles will increasingly be illegally placed / parked as well as food patrons queuing and hanging around for dine-in and take away food & drink in the vicinity of our property. The street parking in front of the proposed fast-food shop is classified as loading zone during week-day so in reality it will increase illegal parking and traffic congestion particularly from overflowing traffic on a 1-lane King Street and back-flowing into its overburdened busy intersection at Brown Street (just ~2m away). The rear Brown Lane surrounding the fast-food outlet will also be affected by increasing number of vehicles, motor bikes & bicycles moving in and out and on frequent basis, day & night, 7 days a week.

The significant induced activities on the footpath and road traffic from pedestrian, delivery riders, cyclists, motor bikes, patron & delivery vehicles from the proposed high-turnover, round the clock fast food outlet have significant implication which is not in line with the Sydney Development Control Plan 2012, Section 3. This will lead to un-manageable and heavily congested footpath and road traffic congestion jeopardising pedestrian accessibility and safety.

4) Environmental Concern

In addition to the waste and pollution associated with street loading activities of the proposed business operations, the production and use by McDonald's of disposable packaging causes litter. The potential for increased littering and waste management issues are of serious concerns which has significant adverse impact to the overall character of our community, particularly at the front footpath of King Street as well as the rear Brown Lane.

Due to the nature of fast-food business, the proposed fast-food outlet will generate significant amounts of waste, outside the calculated volume provided in the Waste Management Plan as most of the waste will in practice ending up as litter in surrounding areas and particularly in the rear lane of the premises. This would add further burden for the Council to maintain cleanliness and visual appeal of King Street and its vicinity.

It is very concerning in reality that take away food containers sold to food patrons is generally being disposed of in the surrounding property bins. It is evident from our experience that our bins being placed in the Brown Lane on the day of collection will always be filled by rubbish, food and packaging waste not belonging to us and many are left lying around on our door front. Undoubtedly this situation will exacerbate if this proposal is approved.

5) Heritage and Community Character Concern

While the proposal suggested their operation is in line with the local environmental planning guidelines, we believe that it does not really align with the fundamental standards and expectations for "heritage conservations" given that the site is located within a Heritage Conservation Area, namely, the King Street Conservation Area. It has high potential for generating non-compliance to law and order in this historical street and nurturing anti-social behaviour which will have adverse and detrimental impacts for the local community. In fact, it alters the original character of the building to the detriment of streetscape as well as disrupting the aesthetic and social fabric of this established area.

In essence, the addition of a fast-food chain like McDonald's is undermining the overall historic character and fabric of the heritage conservation environment as it will inevitably making it less quiet and generating more dis-harmony for a local heritage icon in Sydney.

This proposal contradicts with the established community character and environment defined by the planning principles given in the Sydney Development Control Plan 2012.

This proposed round the clock McDonald's operation will undermine the well-established and vibrant small business culture of the area. This business nature will disrupt the balance between residential tranquillity and commercial activity already existed. Newtown have many established cafes, restaurants, take-aways, pub restaurants and supermarkets with strong identity and being supported by independent businesses in meeting the diversified needs of the local community.

There are no other 24-hour fast-food operations in Newtown and if this proposal, is approved, would set a catastrophic precedent that could lead to other businesses struggling in adopting similar hours. This will threaten the unique character of Newtown and disruptions to the local small businesses and the community. Eventually Newtown rich heritage and its distinctive identify will be lost.

6) Threat to Local Businesses

Newtown is renowned for its cultural diversity and extensive family-owned, small, independent businesses including cafes, restaurants, fast food, pub food and retail outlets which collectively contribute to its unique vibrant character. The introduction of a McDonald's will undermine the viability of many established well known small food businesses in the vicinity that contribute to the unique identity of Newtown.

Clem's Chicken shop is located next door at 210 King Street and has been established since 1982. It offers healthy, freshly cooked food. It is not just a chicken shop but a real institution in Newtown - family run local business with friendly helpful local staff. The presence of a multinational fast-food chain with aggressive pricing strategies next door will dilute Clem's customers away and threatening their long-term viability. It is expected that many local cafes and eateries in the vicinity will struggle to compete with McDonald's which could inevitably lead to closures, reducing diversity and local employment opportunities.

The closure of independent eateries would jeopardise the unique cultural identity of Newtown as well job losses in this local community. It is imperative that the local Council is seen to support local businesses which is critical for maintaining community spirit and economic diversity as these small independent businesses form an integral part of Newtown character .

7) Proximity to nearby and over-saturated McDonald's Locations

There are 6 existing McDonald's outlets within a short 2.5km radius from Newtown and 3 of them have drive-through, off-street parking and playland facilities. They are :

- 1) Marrickville Metro at 34 Victoria Road, Marrickville : 7:30am to 8:59pm.
- 2) Stanmore , corner of Parramatta & Bridge Roads, Stanmore : 24 hours , Drive thru , Playland.
- 3) Green Square, 3905A Botany road, Zetland : 8am – midnight.
- 4) St Peters, corner of Princess Highway and Bishop St, St Peters : 24 hours , Drive thru , Playland.
- 5) Waterloo : 183 Botany Road, Waterloo : 6am – 1:59am, Drive thru , Playland.
- 6) Broadway : 863 George St, Railway Square : 6am – 3am.

It is evident that Newtown is well served by these existing McDonald's outlets, mostly equipped with bigger seating capacity and protected playground for young children. Many of the outlets are located on key thoroughfares, easily accessible with off-street parking and drive through facility

without creating additional traffic congestion and associated noises. The necessity of another McDonald's outlet in Newtown with limited facilities and non-dedicated parking is unnecessary given the extensive negative impacts that it will bring to the neighbourhood and local community. The context of this proposal in Newtown is completely unjustified and unsustainable.

Conclusion

In light of the overwhelming adverse impacts of this proposal to the Newtown community and our strong objection on the direct negative consequences to our adjoining property as detailed in the foregoing, I urge the City of Sydney Council to refuse this development application for a 24 x 7 McDonald outlet at 212-214 King Street, Newtown under D/2025/585.

This proposal fails to meet the key objectives and principles outlined in the DCP 2012 and LEP 2012 which prioritise developments to support community well-being, local businesses, and to promote sustainable urban environments. There are also inconsistencies / incomplete information in various identified aspects of the submission which apparently are not in line with relevant technical standards. This development would be detrimental to the Newtown community and its businesses with long lasting, irreversible disruptive risks which included but not limited to noise, health, safety, traffic, environment and shop / resident well-being. The harm this development would cause far outweighs any perceived benefits and this would represent a major step backward for the Newtown community, undermining local businesses and the heritage.

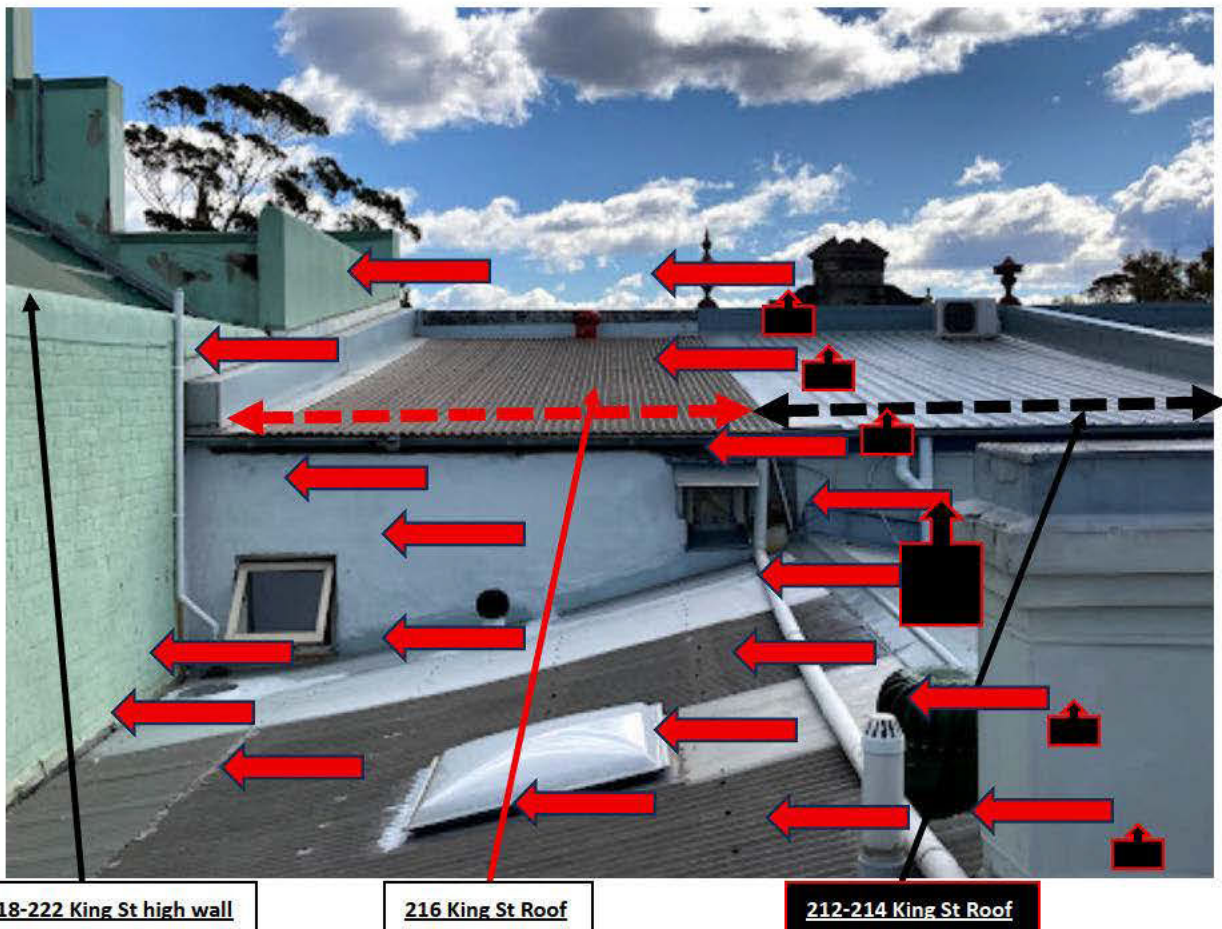
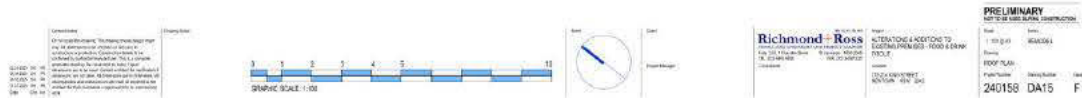
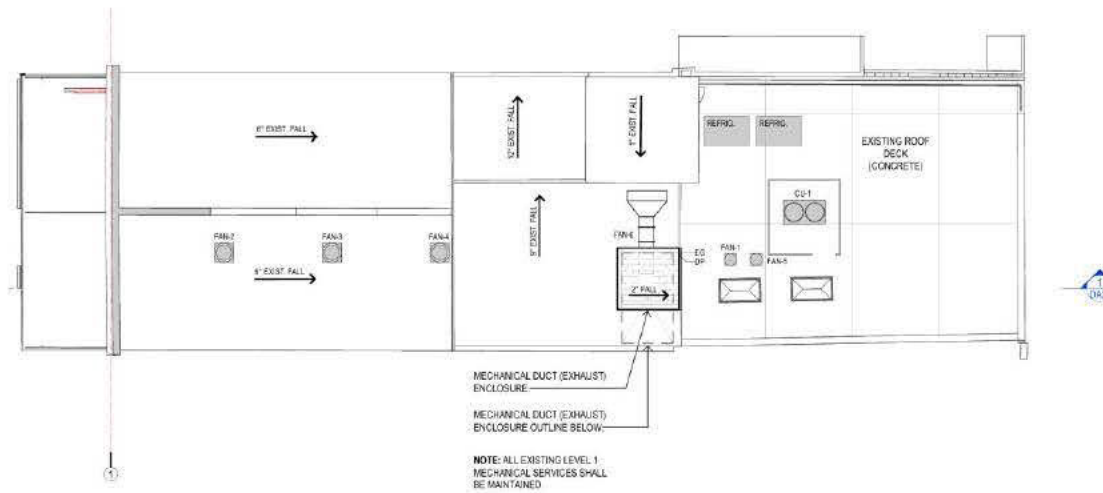
Thank you for noting our strong objection to this proposal.

I trust that the council will make the right decision in the interest of the local community and its long-term well-being.

Kind regards



Appendix 1 – Air Quality & Odour Concerns



Based on the DA drawings provided (top), exhaust points are proposed at location ~ marked  in the photo above. Exhausted air and associated odour from the 24 x7 fast-food operation is being dispersed and trapped in the roof space of our adjoining property.

Appendix 2 – proliferation of graffiti issues [redacted] and the neighbourhood (part 1 of 2)



Appendix 2 – proliferation of graffiti issues [REDACTED] and the neighbourhood (part 2 of 2)



===== END OF DOCUMENT =====

From: [REDACTED]
<[REDACTED]>
Sent on: Wednesday, August 6, 2025 1:01:54 PM
To: DASubmissions <DASubmissions@ci[REDACTED]> City of
Sydney <council@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Formal Opposition to Development Application D2025585 – 212-214 King Street, Newtown.docx
(18.21 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.

Supplied both as an email and a MS Word document.

Dear City of Sydney Council Planning Department,

I am writing to formally object to Development Application D/2025/585 for a 24-hour McDonald's at 212-214 King Street, Newtown. The proposal is fundamentally inconsistent with the character and liveability of our community, and the provided supporting documents fail to adequately address its significant negative impacts. My opposition is based on a critical review of the applicant's own materials, including the Statement of Environmental Effects (SEE), the Heritage Impact Statement, and the Crime Risk Assessment.

My primary reasons for objection are as follows:

1. Unacceptable Noise and Disturbance, Despite Flawed Modelling

The Statement of Environmental Effects (SEE) claims that a noise assessment was conducted, concluding that operational noise will meet all Project Noise Trigger Levels (PNTL) and that sleep disturbance is "not anticipated." I strongly disagree with these findings and challenge their validity:

- **Reliance on Flawed Modelling:** The assessment is based on a theoretical model, not real-world conditions. A computer model cannot accurately predict the irregular and unpredictable noise from late-night customers, car doors slamming, shouting, and the constant flow of delivery trucks and vehicles at all hours.
- **Irreconcilable with 24-Hour Operation:** It is simply not credible to suggest that a 24-hour fast-food outlet, located in a dense residential area, will not cause sleep disturbance. The constant activity of kitchen equipment, staff, and especially customers in the late night and early morning is an undeniable source of noise that will significantly impact the amenity and quality of life for residents.

2. Inadequate Seating and Exacerbation of Existing Litter Issues

The development proposes only 20 internal seats, which is a clear indication that this is intended to be a high-turnover, takeaway-focused operation. This design fails to accommodate the likely volume of customers and will inevitably push patrons onto the street to consume their food.

The applicant's "Litter Management Strategy" is completely inadequate for this reality. It relies on passive measures like "litter patrols," which are a reactive approach to a problem that will be constant. This proposal would not be introducing a new litter problem, but rather significantly exacerbating an existing one. There is already a noticeable issue with fast-food packaging and waste from businesses like the nearby Yo-Chi, and a 24-hour McDonald's will make this unmanageable.

3. Erosion of Heritage and Local Character

I strongly disagree with the Heritage Impact Statement's conclusion that the proposal will have "no adverse

impact" on the King Street Heritage Conservation Area. This assertion is not credible:

- **Undermining Heritage Character:** Heritage is not just about the building's facade; it is about the cultural fabric and the type of businesses that define an area. The introduction of a major 24-hour global chain fundamentally alters the cultural landscape and erodes the unique, independent character that defines King Street.
- **Dismissal of Paint Scheme Consistency:** The report's justification for the new paint scheme is flawed. It argues that because of "inconsistency of existing paint schemes," their chosen corporate color scheme is "acceptable." This is an unacceptable approach that uses existing flaws as a justification for further diminishing the area's heritage.
- **Visual Impact of 24/7 Operation:** The report fails to address the adverse visual impact of a 24-hour business. The bright, constant lighting and prominent corporate signage will be intrusive and inconsistent with the character of a heritage conservation area, particularly during nighttime hours.

4. Increased Crime Risk and Inadequate Prevention Measures

I am highly concerned by the Crime Risk Assessment (CPTED) report, which, despite acknowledging the "potential for increased opportunity for crimes or anti-social behaviour," concludes that the proposal is acceptable. The report's conclusion is based on generic design principles that are not a robust mitigation plan for a business that will attract late-night crowds in a residential area. A 24-hour fast-food outlet acts as a magnet for noise, loitering, and anti-social behaviour, and the reliance on "CCTV" and "clear sight lines" is not a substitute for a comprehensive strategy to manage these very real risks.

For these reasons, I urge the City of Sydney Council to refuse Development Application D/2025/585. This proposal does not serve the best interests of our community and will have a detrimental and irreversible impact on the liveability, unique character, and safety of Newtown.

Thank you for your consideration of my submission.

Yours sincerely,

[Redacted Signature]

> Intelligence is the ability to adapt to change. -Hawking

To: council@ [REDACTED]

Subject: Formal Opposition to Development Application D/2025/585 – 212-214 King Street, Newtown

Dear City of Sydney Council Planning Department,

I am writing to formally object to Development Application D/2025/585 for a 24-hour McDonald's at 212-214 King Street, Newtown. The proposal is fundamentally inconsistent with the character and liveability of our community, and the provided supporting documents fail to adequately address its significant negative impacts. My opposition is based on a critical review of the applicant's own materials, including the Statement of Environmental Effects (SEE), the Heritage Impact Statement, and the Crime Risk Assessment.

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- **Irreconcilable with 24-Hour Operation:** It is simply not credible to suggest that a 24-hour fast-food outlet, located in a dense residential area, will not cause sleep disturbance. The constant activity of kitchen equipment, staff, and especially customers in the late night and early morning is an undeniable source of noise that will significantly impact the amenity and quality of life for residents.

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The development proposes only 20 internal seats, which is a clear indication that this is intended to be a high-turnover, takeaway-focused operation. This design fails to accommodate the likely volume of customers and will inevitably push patrons onto the street to consume their food.

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- **Undermining Heritage Character:** Heritage is not just about the building's facade; it is about the cultural fabric and the type of businesses that define an area. The introduction of a major 24-hour global chain fundamentally alters the cultural landscape and erodes the unique, independent character that defines King Street.
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For these reasons, I urge the City of Sydney Council to refuse Development Application D/2025/585. This proposal does not serve the best interests of our community and will have a detrimental and irreversible impact on the liveability, unique character, and safety of Newtown.

Thank you for your consideration of my submission.

Yours sincerely,

A black rectangular redaction box covering the signature and name of the submitter.

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

Sent on: Wednesday, August 6, 2025 1:21:09 PM

To: dasubmissions@

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

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

To the City of Sydney,

I wish to object to the proposed development at 212-214 King Street, in the subject heading. As I understand it, the plan is to develop the address into a 'McDonald's', open 24/7. I am an owner-occupier at [REDACTED] and so am particularly affected by these plans.

I object for the following reasons:

1. The City of Sydney has on multiple occasions made clear its wish for e-mobility and food delivery reform, but has stated that it is powerless to enact change without NSW Government support (which has not been forthcoming). A 24/7 fast-food restaurant (which operates a significant delivery operation) will create immense demand, without this change. King Street is already especially dangerous on the footpaths with a wide volume of food delivery drivers riding, and it is negligent to approve a plan which will vastly increase this.
2. The establishment is very close to the RPA Hospital. There are obvious health concerns about providing extremely accessible fast food directly adjacent to the hospital. I note that some similar establishments, such as KFC, are open nearby. But these are not 24/7, whereas the proposed round-the-clock McDonalds essentially locks out any competition for nutritious food at the time where it operates. I also note that the proximity of the establishment near to the University Colleges is also a grave public health matter, providing young people with fast-food on tap.
3. There is immense risk of harm to local businesses. Whilst I understand the need for a range of amenities in the local area, inviting a large multinational in disrupts the delicate commercial environment in the area. McDonalds is able to use tactics such as loss-leading (pricing unreasonably low during its opening weeks, cross-subsidised by other establishments), gamified loyalty systems (using their proprietary loyalty application), and aggressive national marketing to steer people towards its business. Already many local residents complain of what has happened to King Street north of the station because of the loss of independent businesses. This will be a severe blow to those that remain.
4. There will inevitably be an increase in noise to residents of the local area. I understand that King Street is a designated entertainment zone, and have no issues with weekend night noise, as this is the price to pay for a vibrant part of Sydney. But the development is now essentially a magnet for intoxicated undergraduates at the University of Sydney residential colleges to go to all throughout the night, every day of the week. As I note, this is understandable on the weekends. But for other days of the week, there is a balance to be struck with the needs of the residential community particularly as a crucial interest of the City of Sydney is encouraging individuals to move into smaller units in medium-density builds. Those kinds of builds will not be desirable (or sustainable) if it means moving into a surrounding of noise and vomit every day of the week.
5. Already there are issues of trash disposal on north King Street I often find garbage left on my step outside the flat. This, again, is an understandable (if regrettable) part of city life. But McDonalds is a business which takes a large majority of its revenue from takeaway, all with sizeable waste externalities. Unless the City has a plan to upgrade existing consumer waste infrastructure, and to ensure that customers use it, then this is a serious issue with the development.

I appreciate the opportunity to leave feedback, and keenly await action on this matter.

Kind Regards,



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

Sent on: Wednesday, August 6, 2025 9:41:45 AM

To: dasubmissions@

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

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

I wish to object to the proposal for a 24/7 takeaway food shop. Newtown and King Street in particular is a precinct with a unique blend of shopping, food and residential. While I support the improvement of night time activities I feel that a proposal of this type will be out of character for the area.

My major concerns with this development proposal are increased litter, negative impact on other small food and beverage small businesses, noise from after hours deliveries and exacerbated parking problems.

Regards,

[REDACTED]

From: [REDACTED] <[REDACTED]> [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 6, 2025 1:30:50 PM
To: dasubmissions@[REDACTED]
Subject: Response to DA submission D/2025/585 212-214 King St Newtown
Attachments: Response to McDonalds outlet Newtown.pdf (33.33 KB)

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

Please see my letter attached.

Sincerely,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
28/07/25

Responding to DA D/2025/585

Dear Planning Officer,

I am opposed to 24-hour operation for Newtown businesses.

The proposal asks to allow McDonalds to obtain a 24-hour operating licence. This would set a new precedent for the area. It would increase noise and disturbance at hours which are not conducive to sleep or productivity for residents. We do not wish to have a similar scenario to the old Kings Cross in this area. It has been shown in other areas of Sydney that McDonalds and 24-hour operations attracts a different demographic, which may include youth, who already wander the streets at night spraying tags and graffiti on buildings, and often defacing Newtown's very iconic murals. A McDonalds will increase the number of people and bad behaviour at night than there would otherwise be. The current majority of businesses closing well before midnight keeps much of this bad behaviour at a lower rate of occurrence. Unlike the business owners who live and work in Newtown, or close by, McDonalds have no common interest in the Newtown area, other than their business proceedings.

Due to the disrespect which is often exhibited by late-night patrons, there would be an increase in litter and rubbish in the streets as well as excessive load noise.

There will be an increase in traffic wanting to make a stop at McDonalds, which will further increase parking issues and traffic congestion.

*For more on 24 hr operation, please see my response to the "Late Night Entertainment proposal" 19/01/2025 which can be found on council record.

I am opposed to a McDonalds outlet in Newtown.

There are numerous coexisting restaurants and cafes along and near to King Street, which supply reasonably priced, and more nutritious food, than would be available at a McDonalds outlet. The good food and environments of the current businesses are also varied and interesting, which attracts revenue from overseas and interstate visitors, as well as from the locals. This is quite unlike the sterile predictability of a McDonalds outlet, selling their mass-produced products. The impact of McDonald's products on people's health and wellbeing are no secret. The presence of a McDonalds would reduce revenue for local competitors and threaten their existence. This could endanger the current diversity which Newtown is known and

popular for. If this McDonalds proposal was to be successful it would damage the existing Newtown economy.

The DA is accompanied by a self-promoting “Statement of Environmental Effects”.

6.8.2 – Proposes community interaction - greater percentage of patronage from passers through - economic benefits.

I disagree. There will be no community interaction because McDonalds is a self-contained, corporate owned fast-food outlet. There will be no economic benefits for residents and local businesses will suffer financially.

6.8.3 – Employment for 100 people.

If 100 people were employed at any one time, I would be very surprised. Maybe over a very long timeframe. The majority would be for casual work on a bare minimum wage, which is hardly a significant boost for the area, and while also depleting the finances of existing restaurants, which can currently afford to employ a significant number of people.

6.8.4 - Local suppliers will also be utilised for providing deliveries.

McDonald's have their own supply chain. None of the local businesses have what McDonalds would require, except for their customers.

I was also very concerned about the name of the client, “McDonalds” being redacted from the DA. It seems that the name may draw some unwanted attention.

In conclusion, no one benefits from this proposal other than McDonalds. The community will suffer for it.

The council must assist by refusing this proposal.

Thank you for considering this submission. Please keep me informed of with progress of this DA and of the outcome.

Yours Sincerely.

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

Sent on: Wednesday, August 6, 2025 1:25:05 PM

To: dasubmissions@

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

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

Dear Sir/Madam

I don't think there should be a Macdonalds in Newtown.

My reasons are listed below:

1. They support Israel. Israel is committing a genocide. As the Sydney Harbour Bridge march last weekend demonstrated, Australians in general and Sydneysiders in particular are opposed to genocide.

We should not reward their behaviour with a good site in a plum spot in Newtown.

<https://www.aljazeera.com/news/2024/4/5/mcdonalds-buys-all-225-of-israeli-franchise-restaurants-after-boycotts>

2. Their products are unhealthy. Newtown diners already have many options for delicious food that is quite healthy - YoChi, ThaiRiffic, to name two examples. Many people in Newtown are healthy eaters - there are a number of vegan stores, such as Vina Vegan and Golden Lotus. Macdonalds outlets need to sell about 10 000 unhealthy junk items per day to make a profit. These would be going straight into the people of Newtown. While we can choose to eat unhealthy food - there are plenty of local-owned fried food shops, we should not encourage an outlet that must sell awful food to survive and will use a barrage of tactics to do so.

3. They are everywhere. Because Macdonalds' corporate strategy is to embed themselves in the local community - they sell similar food to the original 9-item menu they had when they opened in 1937, so they rely on soft advertising to sell their items - they will sponsor a local sports team, they will advertise at the school, they have a larger advertising budget than local stores. So it won't be just one outlet, they will use their usual tactics of cultural domination.

4. Litter. Each one of the 10 000 items the outlet must sell per day to remain profitable will be wrapped in a piece of branded rubbish. This will be handed to people. And not every single person is a neat freak. While the franchisee or representative from McOpCo will swear blind they will send out patrols to pick up litter regularly, they cannot possibly get it all. Don't do it to the community.

5. Their money goes elsewhere. Mcdonalds is famous for creating a class of wealthy franchisees - many earning hundreds of thousands per year. However, once they are turning a healthy profit, they move to a percentage rent model, where a portion of the money goes overseas, straight back to Chicago. None of the surrounding, locally owned stores do this. We should prioritise operations that keep Australian money in Australia, like Zambrero, TexMex and GYG, all of whom are Australian-owned.

6. They bring a low-paying American model to Australia. Yes, they will give a bunch of local kids jobs. But they are famously not unionised, they pay peanuts and they set kids up to accept low pay and poor conditions for life. Kids can get better work experience almost anywhere else. Also, teens working in a Macdonalds outlet are likely to start unhealthy eating habits, which can be difficult to manage.

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED] <[REDACTED]>
Sent on: Wednesday, August 6, 2025 12:22:13 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Statement of Objection to Development Application at 212–214 King Street, Newtown NSW

To: City of Sydney Council
Re: Development Application for Alterations and Additions for the Use of a Takeaway Food and Drink Premises
Location: 212–214 King Street, Newtown NSW 2042
Date: 6 August 2025
Submitted by: [REDACTED]
Address: [REDACTED]

1. Introduction

I am a long-term resident of the City of Sydney, having lived in the area for over 16 years. For the past four years, I have owned and resided in a unit at [REDACTED] which is directly impacted by the proposed development. I am writing to formally and vehemently object to the Development Application for a 24/7 takeaway food and drink premises at 212–214 King Street, Newtown.

2. Key Grounds for Objection

2.1 Impact on Heritage Conservation Area

The site is located within the King Street Heritage Conservation Area and is classified as a 'Contributory' item. The proposed alterations—including illuminated signage and façade changes—risk undermining the visual integrity and historical character of the precinct. The cumulative effect of modern signage and 24/7 operation may erode the area's heritage value and aesthetic cohesion.

2.2 Noise and Amenity Concerns

Despite the Noise Impact Assessment claiming compliance, the proposed 24-hour operation introduces significant potential for late-night disturbances. The presence of patrons, delivery vehicles, and mechanical ventilation systems during night hours may negatively affect nearby residents, particularly those on Brown Lane and Brown Street.

2.3 Traffic, Pedestrian Safety, and Parking Pressure

As a resident who accesses my home via Brown Lane, I can attest to the already hazardous conditions on this narrow street. Buckland Lane and Brown Lane experience high volumes of pedestrian traffic, including residents from multiple buildings. These lanes are also frequently used by vehicles attempting to bypass congestion on King Street, as well as by food delivery drivers using them as shortcuts.

The proposed development will exacerbate these issues by increasing delivery traffic and late-night activity. This raises serious concerns about pedestrian safety, particularly for residents accessing their homes on foot.

If the development is approved, Council must be required to implement traffic calming measures and improve pedestrian infrastructure—such as speed humps, signage, and dedicated footpaths—to ensure the safety and amenity of the area.

2.4 Waste and Odour Management

While a Waste Management Plan is included, the effectiveness of odour control and waste disposal remains

uncertain. The proximity to residential dwellings raises concerns about the adequacy of ventilation systems and the potential for unpleasant smells and litter, particularly during warmer months or high-volume trading periods.

2.5 Safety and Security Risks

Operating a food outlet 24/7 in a mixed-use area may increase the risk of anti-social behaviour, loitering, and crime. Although a Crime Risk Assessment has been provided, the real-world implications of late-night trading—especially in a heritage and residential context—require more robust community consultation and safeguards.

3. Conclusion

In light of the above concerns, I respectfully request that the City of Sydney Council reconsider the approval of this Development Application. I urge Council to prioritise the preservation of Newtown's unique heritage character, the amenity of local residents, and the safety of pedestrians who rely on Brown Lane and Buckland Lane for daily access.

Should the proposal proceed, I strongly recommend that Council impose strict conditions on operating hours, signage illumination, waste management, and noise control, and that it invest in traffic calming and pedestrian safety infrastructure in the surrounding laneways.

Sincerely,

[Redacted signature block]

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

Sent on: Wednesday, August 6, 2025 1:05:20 PM

To: dasubmissions@

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

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

Dear City of Sydney

I would like to submit an objection to the above DA - which is to allow a MacDonald's into King Street.

My young grandchildren live very nearby, just off King Street, and currently go to the [REDACTED] School and will continue their education in the neighbourhood. I would wish that they not be exposed on their home territory to unhealthy fast food. It's not as if there is a lack of food outlets in King Street, and there are burgers too, but which are not made as part of a corporate wheel. The 24/7 proposed opening time means it will be a magnet for late night and anti-social behaviour; another reason I feel it is an inappropriate choice for King Street.

I do think you would be lacking insight and awareness of the value of King Street if you allowed this application to go ahead. King Street is unique in its plethora of diverse food outlets - it is a relief to be free of corporatisation. I lived in the UK for a number of decades and for sometime in Totnes, Devon. It too, had a diverse range of shops and resisted corporations - Starbucks didn't get in there - and it is renowned for its interest and choice. King Street is much the same - I beg you not to destroy its character.

Sincerely yours

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 12:46:38 PM

To: dasubmissions@

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

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

Hi there,

I am writing with regards to the application for the development of a McDonalds on King Street.

As a Newtown resident, I have long been drawn to the suburb's unique character, community and vibrant restaurant and small bar scene.

The development of a McDonald's on King Street will damage all these elements of my beloved suburb. In the past year alone I have seen an increasingly large number of longstanding small businesses close only to be replaced with chains eg Dr Earth replaced with Priceline and the Nepalese restaurant being replaced with KFC.

There are countless other examples and I really worry about the future of our suburb if this continues. McDonald's is against everything that makes our suburb beautiful and that our community stands for.

I hope this application will be reconsidered for the sake of the community.

Kind regards,

[REDACTED]
Newtown resident

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

Sent on: Wednesday, August 6, 2025 1:49:20 PM

To: dasubmissions@

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

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

Dear Council Assessors,

Re: **D/2025/585**

212-214 King Street NEWTOWN NSW 2042

I strongly object to the development.

The location of the proposed development is too close to residential areas. To the back residences on Brown street, then across King street are Church, Hordern, Egan and O'Connell streets.

My main objections include:

- Excessive trading hours of 24/7
- Odour
- Increased traffic and people impact on the local residents and area
- Increased dangers of food delivery services, especially through the back residential streets,
- Not in keeping with the character of the area.

I strongly object to the 24 hour/ 7 days trading. This is excessive. These extended opening hours significantly impacts on the ability of local residents to have peace and quiet at night. The availability of open businesses brings extra burden on the area, including noise, offensive smells, extra traffic and street litter. The area is still residential a mere one street back from King street for its entire length.

The offensive odour of frying food will greatly contribute to the cumulative odour emissions from the surrounding food business already making bad smells. . Existing businesses - namely Broaster Chicken, Oporto Chicken,

Newtown Pork Rolls, Guszman y Gomez, El Jannah and KFC - already emit strong smells. Despite my previous complaints, Council has not acted to mitigate the existing situation. The lived experience of residents, whose amenity and quiet enjoyment of their homes has been routinely ignored by council. As we come into warmer weather, it is impossible to have an open window without wanting to throw up.

The streets around Newtown are residential in nature. They are narrow and not designed for modern large and heavy vehicles or high traffic volumes. There is already an increased load on the streets. Road rage is common as drivers try to use the narrow streets. A 24- hour food retailer will attract even more people. This means increased cars and people, more anti-social behaviours such as milling on streets late at night, loud conversations in person and on mobile phones, shouting and excitable behaviour.

The food delivery riders are a danger to themselves, pedestrians and other traffic. They add to the problems referred to above. They take short-cuts and disobey road rules. Having another food service provider will increase use of the food deliverers.

The local area is becoming increasingly a fast food area, without any sense of community. Newtown has lost its vibrant local heritage feel, to become the replacement for Kings Cross since the lock-out laws were enacted. Council's stated intention to create a night economy is instead turning Newtown into a soulless food court devoid of any character or quality.

Council's deliberations should include a site visit to see the damage done to Newtown with the most recent fast food retailers now dominating the area on King Street between Missenden Road and Church Street.

Yours sincerely



Please keep my personal details private.

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]>
Sent on: Wednesday, August 6, 2025 11:14:59 AM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Dear Cit of Sydney Council.

I am a local resident and have lived in Newtown since 1989. I have witnessed many amazing things including a couple of bulls running through King Street.

This current development application astounds me. It appears to be next to Clems Chickens - an absolute landmark and icon of Newtown. I was surprised when the council allowed Freggos chickens to open down the road. And now there is a KFC. They are already late night food venues, both sit down and takeaway.

This seems to be a race to the bottom which will be to the detriment of local business. I see so many new places to start up and close as well as many of very low quality food venues trying to capture the foot traffic passing by, with cheap food. If the council wants to turn King Street into a shopping mall, it's doing a great job.

What I have witnessed over the years is an increase in foot traffic into the very early hours of the morning accompanied by loud talking yelling, fighting and other antisocial behaviours such as defecating and urinating around the backstreets of Newtown. I live a couple of blocks down from KFC and I've already found their takeaway containers with uneaten food littering the streets and footpath adding to the litter already left around from other takeaway's. Add to this people coming late at night and usually intoxicated looking for a late night 'feed' will only add to this mess. Now it will be to sunup.

The number of dead rats that I see most mornings that have been run over the night before amazes me. Although I'm not surprised given the state of hygiene some of these cafes and takeaways present in particular at the rear of the properties in the lanes. By encouraging more food businesses into Newtown, it encourages more competition and forces people to cut corners and save costs. Hygiene and cleanliness are one of the first to get dropped.

At the moment Friday and Saturday nights are the worst for the litter and for foot and car traffic noise. By allowing 24/7 operation will mean attracting more of this sort of behaviour seven days a week.

I strongly object to this development as I think Newtown has enough food places and doesn't need to be running 24/7 and for all of the above reasons.

Kind regards



Sent from my iPhone

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

Sent on: Wednesday, August 6, 2025 12:46:23 PM

To: dasubmissions@

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

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

Hi there,

I am writing with regards to the application for the development of a McDonalds on King Street.

As a Newtown resident, I have long been drawn to the suburb's unique character, community and vibrant restaurant and small bar scene.

The development of a McDonald's on King Street will damage all these elements of my beloved suburb. In the past year alone I have seen an increasingly large number of longstanding small businesses close only to be replaced with chains eg Dr Earth replaced with Priceline and the Nepalese restaurant being replaced with KFC.

There are countless other examples and I really worry about the future of our suburb if this continues. McDonald's is against everything that makes our suburb beautiful and that our community stands for.

I hope this application will be reconsidered for the sake of the community.

Kind regards,

[REDACTED]
Newtown resident

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

Sent on: Wednesday, August 6, 2025 1:30:38 PM

To: dasubmissions@

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

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

To Whom It May Concern,

Subject: Objection to DAD/2025/585 – 212–214 King Street, Newtown

I am writing to formally object to the proposed 24-hour takeaway premises at 212–214 King Street, Newtown (DAD/2025/585), on the grounds that the proposal conflicts with multiple key provisions in the **Sydney Development Control Plan 2012**.

1. Traffic and Parking (DCP s3.11: Transport and Parking)

The proposed round-the-clock operation would significantly increase traffic from customers, deliveries, ride-share vehicles, and short-term parking. King Street is already congested. The additional loading and stopping activity would likely impede public transport routes, reduce pedestrian safety, and contribute to traffic issues on nearby side streets, contravening DCP objectives to minimise traffic impacts and ensure local transport safety.

2. Streetscape Character and Local Context (DCP s3.9 – Non-residential Uses)

King Street boasts a distinctive, fine-grained streetscape of small-scale retail and eateries. A 24/7 food and drink premises would be incongruous with this established character.

3. Waste Management (DCP s3.14 – Waste)

The DCP mandates effective waste storage and operation of commercial premises in accordance with waste management plans and City guidelines. A high-volume takeaway is likely to generate extensive litter and packaging-related waste, especially during late-night hours, even if internal storage is provided. This undermines the objectives of maintaining hygiene, visual amenity, and public cleanliness.

4. Late Night Trading and Community Safety (DCP s3.15 – Late Night Trading Management; Schedule 3 – Late Night Trading)

The proposed 24-hour service exceeds standard trading hours. Extended operating hours risk increased noise, fit-outs of loitering or antisocial behaviour, and disruption to residential amenity. This conflicts with DCP objectives to safeguard community safety and manage the cumulative impacts of late-night venues.

Conclusion

The proposal fails to adequately address or comply with the specified provisions of the **Sydney DCP 2012**. Its potential impacts on traffic flow, streetscape character, waste generation, and community safety contrast directly with the intended outcomes outlined in the Plan.

I urge the City of Sydney to refuse this development application unless significant modifications are made to bring the proposal into full DCP compliance.

Thank you for considering my submission.

Sincerely,

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 3:04:01 PM

To: dasubmissions@

Subject: OBJECTION TO D/2025/585

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

To whom it may concern,

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

I live very close to where the restaurant is being proposed. We already experience high levels of takeaway wrappers strewn on ours and surrounding streets. Let alone the 24 hour stench that this proposed McDonalds will bring.

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

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

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

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

Sincerely,

--

[redacted]
[redacted] //

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

Sent on: Wednesday, August 6, 2025 2:54:51 PM

To: dasubmissions@

Subject: D/2025/585

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

JUST NO. ABSOLUTELY NO MACCAS!

Right next to Clem's a Newtown family run institution? Sydney is already pretty much a boring soulless corporate hellscape with very few places that offer real culture, real vibes and real local business. This is such a complete no brainer.

It's bad enough with KFC, but Maccas will kill off loads of local business and just totally ruin the aesthetic, vibes and culture of King.

Actually listen to the people you represent who live in the area on this

Cheers

[redacted]

[redacted]
[redacted] | [redacted] | [redacted] | [redacted] e

[Reel](#) | [Vimeo](#) | [LinkedIn](#)

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

Sent on: Wednesday, August 6, 2025 3:19:09 PM

To: dasubmissions@

Subject: D/2025/585

Caution: 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 appeal to you to reject this proposed development. As a resident of the Inner West on and off for the past 15 years I believe a commercial 24 hour chain restaurant is not in keeping with what is best for this. The chain in question encourages unhealthy eating habits in an already vulnerable community. The commercial aspect of the business is at odds with the colourful, diverse and unique community which defines the Newtown identity. The harm that this development will cause to local businesses has the chance to be irreparable. Increased crime and anti-social behaviour are associated with business like this and have no place in this community.

I strongly disagree with this proposal

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 6, 2025 2:55:05 PM
To: council@[REDACTED]
Subject: Please reject application "D/2025/585"

Caution: 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 voicing concern about this project.

Please do not approve it.

Local businesses should not have to compete with this multi-billion dollar chain that does nothing for the community but make them unhealthy.

Their food is not even particularly cheap.

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2537938>

Thank you,

From: [REDACTED] <[REDACTED]>
Sent on: Wednesday, August 6, 2025 1:01:54 PM
To: DASubmissions <DASubmissions@ci[REDACTED]> City of Sydney <council@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Formal Opposition to Development Application D2025585 – 212-214 King Street, Newtown.docx (18.21 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.

Supplied both as an email and a MS Word document.

Dear City of Sydney Council Planning Department,

I am writing to formally object to Development Application D/2025/585 for a 24-hour McDonald's at 212-214 King Street, Newtown. The proposal is fundamentally inconsistent with the character and liveability of our community, and the provided supporting documents fail to adequately address its significant negative impacts. My opposition is based on a critical review of the applicant's own materials, including the Statement of Environmental Effects (SEE), the Heritage Impact Statement, and the Crime Risk Assessment.

My primary reasons for objection are as follows:

1. Unacceptable Noise and Disturbance, Despite Flawed Modelling

The Statement of Environmental Effects (SEE) claims that a noise assessment was conducted, concluding that operational noise will meet all Project Noise Trigger Levels (PNTL) and that sleep disturbance is "not anticipated." I strongly disagree with these findings and challenge their validity:

- **Reliance on Flawed Modelling:** The assessment is based on a theoretical model, not real-world conditions. A computer model cannot accurately predict the irregular and unpredictable noise from late-night customers, car doors slamming, shouting, and the constant flow of delivery trucks and vehicles at all hours.
- **Irreconcilable with 24-Hour Operation:** It is simply not credible to suggest that a 24-hour fast-food outlet, located in a dense residential area, will not cause sleep disturbance. The constant activity of kitchen equipment, staff, and especially customers in the late night and early morning is an undeniable source of noise that will significantly impact the amenity and quality of life for residents.

2. Inadequate Seating and Exacerbation of Existing Litter Issues

The development proposes only 20 internal seats, which is a clear indication that this is intended to be a high-turnover, takeaway-focused operation. This design fails to accommodate the likely volume of customers and will inevitably push patrons onto the street to consume their food.

The applicant's "Litter Management Strategy" is completely inadequate for this reality. It relies on passive measures like "litter patrols," which are a reactive approach to a problem that will be constant. This proposal would not be introducing a new litter problem, but rather significantly exacerbating an existing one. There is already a noticeable issue with fast-food packaging and waste from businesses like the nearby Yo-Chi, and a 24-hour McDonald's will make this unmanageable.

3. Erosion of Heritage and Local Character

I strongly disagree with the Heritage Impact Statement's conclusion that the proposal will have "no adverse

impact" on the King Street Heritage Conservation Area. This assertion is not credible:

- **Undermining Heritage Character:** Heritage is not just about the building's facade; it is about the cultural fabric and the type of businesses that define an area. The introduction of a major 24-hour global chain fundamentally alters the cultural landscape and erodes the unique, independent character that defines King Street.
- **Dismissal of Paint Scheme Consistency:** The report's justification for the new paint scheme is flawed. It argues that because of "inconsistency of existing paint schemes," their chosen corporate color scheme is "acceptable." This is an unacceptable approach that uses existing flaws as a justification for further diminishing the area's heritage.
- **Visual Impact of 24/7 Operation:** The report fails to address the adverse visual impact of a 24-hour business. The bright, constant lighting and prominent corporate signage will be intrusive and inconsistent with the character of a heritage conservation area, particularly during nighttime hours.

4. Increased Crime Risk and Inadequate Prevention Measures

I am highly concerned by the Crime Risk Assessment (CPTED) report, which, despite acknowledging the "potential for increased opportunity for crimes or anti-social behaviour," concludes that the proposal is acceptable. The report's conclusion is based on generic design principles that are not a robust mitigation plan for a business that will attract late-night crowds in a residential area. A 24-hour fast-food outlet acts as a magnet for noise, loitering, and anti-social behaviour, and the reliance on "CCTV" and "clear sight lines" is not a substitute for a comprehensive strategy to manage these very real risks.

For these reasons, I urge the City of Sydney Council to refuse Development Application D/2025/585. This proposal does not serve the best interests of our community and will have a detrimental and irreversible impact on the liveability, unique character, and safety of Newtown.

Thank you for your consideration of my submission.

Yours sincerely,

[Redacted Signature]

> Intelligence is the ability to adapt to change. -Hawking

To: council@ [REDACTED]

Subject: Formal Opposition to Development Application D/2025/585 – 212-214 King Street, Newtown

Dear City of Sydney Council Planning Department,

I am writing to formally object to Development Application D/2025/585 for a 24-hour McDonald's at 212-214 King Street, Newtown. The proposal is fundamentally inconsistent with the character and liveability of our community, and the provided supporting documents fail to adequately address its significant negative impacts. My opposition is based on a critical review of the applicant's own materials, including the Statement of Environmental Effects (SEE), the Heritage Impact Statement, and the Crime Risk Assessment.

My primary reasons for objection are as follows:

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The Statement of Environmental Effects (SEE) claims that a noise assessment was conducted, concluding that operational noise will meet all Project Noise Trigger Levels (PNTL) and that sleep disturbance is "not anticipated." I strongly disagree with these findings and challenge their validity:

- **Reliance on Flawed Modelling:** The assessment is based on a theoretical model, not real-world conditions. A computer model cannot accurately predict the irregular and unpredictable noise from late-night customers, car doors slamming, shouting, and the constant flow of delivery trucks and vehicles at all hours.
- **Irreconcilable with 24-Hour Operation:** It is simply not credible to suggest that a 24-hour fast-food outlet, located in a dense residential area, will not cause sleep disturbance. The constant activity of kitchen equipment, staff, and especially customers in the late night and early morning is an undeniable source of noise that will significantly impact the amenity and quality of life for residents.

2. Inadequate Seating and Exacerbation of Existing Litter Issues

The development proposes only 20 internal seats, which is a clear indication that this is intended to be a high-turnover, takeaway-focused operation. This design fails to accommodate the likely volume of customers and will inevitably push patrons onto the street to consume their food.

The applicant's "Litter Management Strategy" is completely inadequate for this reality. It relies on passive measures like "litter patrols," which are a reactive approach to a problem that will be constant. This proposal would not be introducing a new litter problem, but rather significantly exacerbating an existing one. There is already a noticeable issue with fast-food packaging and waste from businesses like the nearby Yo-Chi, and a 24-hour McDonald's will make this unmanageable.

3. Erosion of Heritage and Local Character

I strongly disagree with the Heritage Impact Statement's conclusion that the proposal will have "no adverse impact" on the King Street Heritage Conservation Area. This assertion is not credible:

- **Undermining Heritage Character:** Heritage is not just about the building's facade; it is about the cultural fabric and the type of businesses that define an area. The introduction of a major 24-hour global chain fundamentally alters the cultural landscape and erodes the unique, independent character that defines King Street.
- **Dismissal of Paint Scheme Consistency:** The report's justification for the new paint scheme is flawed. It argues that because of "inconsistency of existing paint schemes," their chosen corporate color scheme is "acceptable." This is an unacceptable approach that uses existing flaws as a justification for further diminishing the area's heritage.
- **Visual Impact of 24/7 Operation:** The report fails to address the adverse visual impact of a 24-hour business. The bright, constant lighting and prominent corporate signage will be intrusive and inconsistent with the character of a heritage conservation area, particularly during nighttime hours.

4. Increased Crime Risk and Inadequate Prevention Measures

I am highly concerned by the Crime Risk Assessment (CPTED) report, which, despite acknowledging the "potential for increased opportunity for crimes or anti-social behaviour," concludes that the proposal is acceptable. The report's conclusion is based on generic design principles that are not a robust mitigation plan for a business that will attract late-night crowds in a residential area. A 24-hour fast-food outlet acts as a magnet for noise, loitering, and anti-social behaviour, and the reliance on "CCTV" and "clear sight lines" is not a substitute for a comprehensive strategy to manage these very real risks.

For these reasons, I urge the City of Sydney Council to refuse Development Application D/2025/585. This proposal does not serve the best interests of our community and will have a detrimental and irreversible impact on the liveability, unique character, and safety of Newtown.

Thank you for your consideration of my submission.

Yours sincerely,



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

Sent on: Wednesday, August 6, 2025 3:22:20 PM

To: dasubmissions@

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

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

Not the vibe for Newtown. I don't like it.

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

Sent on: Wednesday, August 6, 2025 2:48:53 PM

To: dasubmissions@

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

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

Hi as a Sydney resident I don't think we need another Maccas in such a busy area, there's already one up the road in Stanmore. The amount of litter and traffic it will create is an environmental issue, not to mention changing the culture of Newtown should be protected.

I giant corporation can take their business elsewhere they will be ok without a venue in an already established area. Another McDonalds is a poor use of public spaces.

Regards, concerned citizen

Sent from my iPhone

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

Sent on: Wednesday, August 6, 2025 3:23:15 PM

To: dasubmissions@

Subject: D/2025/585

Caution: 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 object to the planned proposal on McDonald's in Newtown.
As someone who lives and works in the area, I sincerely object and believe the area doesn't need it.
It is not in line with the culture of the neighbourhood and doesn't align with the alternative and unique flavour of Newtown.
It will also cause an immense amount of litter and noise pollution, seeing as it's to be a 24hr restaurant.
As much as I look forward to Sydney becoming a vibrant, late night city again, McDonalds is not the way forward

Kind regards,

[REDACTED]

Sent from my iPhone

From: [REDACTED] <[REDACTED]> on behalf [REDACTED] <[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 6, 2025 1:57:25 PM
To: council@[REDACTED]
Subject: Comment on Application D/2025/585

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

To whom it may concern,

As a resident of the Enmore/Newtown neighbourhood, I strongly object to a McDonalds being established at 212-214 King St, Newtown NSW, 2042.

McDonald's as a franchise will not add anything positive to our community.

It will provide an attractive yet unhealthy food option on a street full of healthy options, it will contribute massively to the amount of litter on King Street, and it will harm local businesses nearby. Clem's specifically is a beloved cornerstone of Newtown, and the introduction of a McDonald's will likely seal its fate.

Furthermore, many families and young people live in the area, and funnelling them towards a cheap establishment that famously has thrived off the growing obesity epidemic in many countries will see a major downturn in the health of the community in my opinion, especially in the current cost of living crisis. It feels hypocritical for the inner west and city of Sydney to introduce bike paths and encourage healthy lifestyles through exercise, yet place a restaurant like Maccas in the heart of it all.

Myself and many other members of the community have made it clear we do not want McDonalds on our doorstep, and I hope our voices are being heard loud and clear.

Kind Regards,

[REDACTED]

From: [redacted] on behalf of [redacted]
<[redacted]>
Sent on: Wednesday, August 6, 2025 8:56:41 PM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

City of Sydney

Attention: Cissy Li

Re: Development Proposal – 24/7 McDonald's at 212-214 King St, Newtown (DA No. D/2025/585)

Dear Ms. Li,

I am writing as a concerned resident of Newtown to strongly oppose the proposed 24/7 McDonald's development at 212-214 King Street. While I wish to remain anonymous, I live within close proximity to the site and have already witnessed the detrimental effects of fast-food chains on our neighbourhood.

The recent opening of KFC at 171 King Street, located less than 100 meters from my home, has resulted in a staggering increase in litter, including discarded packaging and food waste. This has not only become an eyesore but has also attracted vermin such as rats and cockroaches, creating unsanitary conditions.

Moreover, I am concerned about the potential for increased late-night foot traffic and anti-social behaviour that a 24/7 McDonald's would bring. King Street already contends with noise, intoxication, and public disturbances in the early hours; adding a high-volume fast-food outlet operating overnight will only exacerbate these issues, further disrupting residents' quality of life.

Newtown's character is defined by its vibrant, diverse, and community-oriented businesses. Approving another multinational fast-food chain, especially one with extended operating hours, would undermine this identity while imposing significant burdens on locals. I urge the council to reject this proposal in the interest of preserving the amenity and well-being of residents.

Thank you for your consideration.

Yours sincerely,

A Newtown Resident

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

Sent on: Wednesday, August 6, 2025 7:24:58 PM

To: dasubmissions@

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

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

To whom it may concern,

I am writing to share my concerns regarding the proposed establishment of a new fast food venue in Newtown. While I understand the intent to expand dining options in our community, I believe this decision warrants further consideration.

Newtown is already home to a diverse range of local vendors who offer unique culinary experiences. These small business owners have dedicated significant effort to build their reputations and contribute to the vibrant character of our town. The introduction of another fast food outlet may undermine their efforts and threaten their livelihoods by drawing customers away from established local businesses.

In light of these considerations, I kindly request that the approval of the new fast food venue in Newtown be reconsidered. It is essential to prioritise the needs and wellbeing of our community and support the local vendors who have been the backbone of our neighbourhood.

Thank you for taking the time to consider my concerns.

Thank you,
[REDACTED]

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

Sent on: Wednesday, August 6, 2025 4:20:44 PM

To: dasubmissions@

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

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

Hi there,

I'm writing to you to express my grave concerns regarding the plans for a McDonald's restaurant to be developed on King Street in Newtown.

The residents and nearby locals of Newtown are appalled that this application is being pushed through by the City of Sydney Council, further contribution to the gentrification and commercialisation of this community hub.

McDonald's has an appalling record as a corporate citizen, and already has multiple nearby locations on Paramatta Road and in the CBD. There is already widespread discontent in the area regarding the opening of a KFC restaurant in King St, and this would only cause further upset to locals and put pressure on small business owners to compete with yet another multinational.

I would hope that the Council will be able to prioritise community over money, in this instance, and urge that the council does not proceed with this DA.

Please let me know if you have any further questions regarding this submission.

Regards,

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 9:06:00 PM

To: dasubmissions@

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

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

To the City of Sydney Council,

I am writing to express my strong opposition to the proposed opening of a McDonald's on King Street, Newtown.

Newtown is not just another suburb. It has always been a place of resistance, diversity, and community strength. It is one of the last remaining pockets of Sydney where independent businesses, progressive politics, and local culture still thrive. The arrival of McDonald's, a multinational corporation with a track record of exploitation, environmental harm, and active complicity in global injustice, would be a disaster for the area.

1. McDonald's Supports Genocide – This Is Not Neutral

Let's be clear: Israel is committing a genocide in Gaza. Over 60,000 Palestinians have been killed, most of them civilians, including tens of thousands of children. Entire families have been wiped out, hospitals bombed, journalists assassinated, and essential infrastructure deliberately targeted.

And while this genocide continues, McDonald's franchises in Israel have proudly provided free meals to Israeli soldiers and publicly supported the military campaign. This isn't a passive business decision, it's an endorsement. By continuing to operate in Israel, McDonald's is complicit in genocide.

Just this past Sunday, over 200,000 people marched in Sydney in protest of this horror. Similar marches have taken place weekly across Australia for almost 2 years. The public is not neutral on this. Newtown is not neutral on this. Approving a McDonald's now would be seen as a direct insult to the thousands of people who have been calling for justice.

Newtown stands for something. We do not welcome companies who profit from ethnic cleansing and war crimes.

2. Not Locally Owned – Profits Leave the Community

McDonald's is not a local business. It is owned by a multinational corporation whose profits are funnelled out of Australia and into the hands of shareholders. In contrast, Newtown's economy is built on independent businesses, cafes, and eateries that reinvest in the local community, hire local people, and help maintain the suburb's unique character.

Bringing in McDonald's is a step toward turning Newtown into "anywhere else" and we've seen that story before.

3. Threatens Small, Independent Businesses

Small businesses in Newtown already operate on tight margins. Many are recovering from years of pandemic-related hardship. McDonald's, with its marketing power, bulk supply chains, and ability to undercut pricing, will push these local places out of business.

Once that happens, those spaces are gone for good. And so is everything that made King Street worth walking down.

4. Unhealthy Food That Harms Communities

McDonald's food is overwhelmingly ultra-processed, low in nutritional value, and heavily marketed to young people and low-income communities. It contributes to obesity, diabetes, and other preventable diseases. Its presence in a high-foot-traffic area normalises poor nutrition and undermines public health.

Newtown has countless local food options that are affordable, healthy, and ethically sourced. We don't need McDonald's and we never have.

5. Exploitation of Australian Farmers

Despite marketing itself as "100% Aussie," McDonald's has been criticised for sourcing potatoes and other produce from overseas even while Australian farmers were struggling with oversupply and falling prices. This undercuts our own agricultural economy in favour of cheaper imports, all while selling Australians the illusion of local support.

6. Low Pay and Precarious Work

McDonald's has a long history of underpaying staff, offering insecure contracts, and actively fighting against workers' rights to organise. These are not good jobs, they're exploitative ones. They also hire many young people who may not be aware of their rights at work. Newtown deserves better employment opportunities, not corporate wage theft and union-busting.

7. Environmental Harm and Litter

McDonald's is one of the biggest contributors to packaging waste in the world. Its single-use plastics and disposables end up as litter on our streets, in waterways, and parks. King Street already struggles with waste and congestion. Adding a high-volume fast-food outlet will only make it worse.

8. Cultural Erosion – Newtown Is Not a Food Court

There are already too many chain stores creeping into Newtown. Once a proud enclave of indie bookshops, music venues, vegan eateries, vintage clothing stores and community-run spaces, it is now slowly becoming indistinguishable from any Westfield food court. This is not what Newtown is for.

If council wants to preserve what makes the area special, what draws people in from across Sydney, then it must reject corporate sprawl and protect our local identity.

In Conclusion

Approving a McDonald's on King Street is more than a planning decision. It is a statement about who we are and what we stand for. Do we support genocide, exploitation, and environmental harm for the sake of fast food and profit? Or do we choose community, integrity, and resistance?

Newtown knows where it stands. I urge the City of Sydney Council to do the same.

Sincerely,



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

Sent on: Thursday, August 7, 2025 5:35:54 AM

To: dasubmissions@

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

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

To whom it may concern,

We are writing to object to the application to have a 24-hour McDonald's near the corner of Brown and King Streets, Newtown. We believe this location is completely inappropriate for an all-night fast-food outlet which will attract late night revellers, cars and bikes.

There is very little parking already on Brown St meaning the street will get dangerously clogged with patrons and delivery drivers picking up their takeaway food.

Residential homes located on Brown Street just a stone's throw from the proposed McDonald's deserve a decent night's sleep and good. safe traffic flow.

Furthermore, King Street is known as a unique food hub where diners can experience a wide diversity of boutique restaurants offering cuisine from around the world.

In our opinion, allowing a fast food chain on the strip will erode the integrity of the area. We hope that Sydney Council keeps the bar raised high and maintains its uniqueness and safety of by refusing this application.

Thank you for your consideration.

With Kind Regards

[redacted]

Sent from my iPhone

From: [REDACTED] <[REDACTED]> on behalf [REDACTED] <[REDACTED]>
[REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 5:29:33 AM
To: dasubmissions@
Subject: D/2025/585

Caution: 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, afternoon or evening, whatever it may be on your side of the world. I am writing from just north of London, UK.

I visit Sydney often to visit my son. He works in a hairdressing salon in King Street, Newtown, so I have walked up and down that street many times.

I cannot tell you how much shock I have experienced to learn that a MacDonalds might be established in Newtown. It is totally against the whole vibe of the area, which is bohemian, vintage, laid back, quiet whilst being loud, weirdo, authentically expressive, with lots of high end and niche dining such as ethnic street food.

A MacDonalds does not fit into this. It will spoil the character of the place. Where I live, just north of London, we have a local MacDonalds. It is located by a bus stop. When I wait for the bus there, the smell coming out of MacDonalds is so vile I have to cover my nose. Please do not inflict this on Newtown.

Thank you

[REDACTED]
[REDACTED]
[REDACTED]

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

Sent on: Wednesday, August 6, 2025 6:16:42 PM

To: dasubmissions@

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

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

Attention Cissy Li,

I am writing to express my disapproval of a McDonald's restaurant being developed on 212-214 King St Newtown.

I have divested from McDonald's due to the ties it has to Israel and it's contribution to the genocide in Palestine.

I will not stand for spending my paychecks on any products to do with MacDonald's, and I do not support a McDonald's being developed on King St.

I strongly urge you to change the plans and choose another food establishment that is not complicit in killing so many innocent Palestinian people.

Regards,

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 5:35:35 PM

To: dasubmissions@

Subject: D/2025/585

Caution: 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 residents of Newtown we strongly object to yet another fast food outlet and a large one at that, which we have been told is to be a McDonalds, on King Street. Newtown is saturated with fast-food outlets. Its unique character has been altering before our eyes. A McDonalds will destroy what remains of it and adversely affect tourism, not to mention local health. Visitors don't come to Newtown to eat McDonalds and there are now many more children in the area who should be kept away from Big Macs, especially since the lifting of restrictions on American beef. Perhaps a more suitable location would be Paddington or Double Bay

[REDACTED]
[REDACTED]

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

Sent on: Thursday, August 7, 2025 7:15:59 AM

To: dasubmissions@

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

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

As a resident of Newtown, I do not approve nor agree with this 24 hour, 7 day a week restaurant going in. Nowhere else is 24 hour on king street. This would generate an obscene amount of rubbish and cause more havoc due to no parking beyond what is currently there and always competitive to get already. There's too much noise and not enough safety to support a 24 hour restaurant so close to residential housing. The smell, the noise and the rubbish alone are unfair to Newtown residents to have to live. This is not an appropriate location to put a multinational rather than a local vendor. It will destroy the culture of Newtown.

Please do not let this go ahead.

Regards,
[redacted]

Sent from my iPhone

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED] <[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 3:10:08 AM
To: dasubmissions@
Subject: D/2025/585

Caution: 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 [REDACTED] and I live in [REDACTED] and come up to Newtown for evenings out with my friends in Sydney. This is a submission for the DA to open a mcdonalds in Newtown which I am strongly opposed to. I am a GP and am against further supporting this establishment for so many reasons: it's incredibly unhealthy food that no one should be eating, it's a faceless heartless corporate entity that will only detract from any sense of character and unique community in Newtown. To approve this DA would be a major misstep in my opinion in terms of looking after the Newtown community and properly caring for it. I would never ever frequent this establishment if it was approved and would be energised about this issue to attend protests and pickets. In my opinion it would be such a mistake to approve this - instead we should be supporting small local businesses.

Thank you,
[REDACTED]

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

Sent on: Wednesday, August 6, 2025 10:23:49 PM

To: dasubmissions@

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

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

Good evening

I strongly oppose a mcdonalds in Newtown. Especially so close to other long standing establishments like Clems. Oporto is already a late night fast food option available, as well as multiple kebab shops, taco/mexican food outlets. Small businesses should not have to suffer and potentially close so yet another multinational fast food outlet can open.

Best wishes

[REDACTED]

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

Sent on: Thursday, August 7, 2025 1:36:36 AM

To: dasubmissions@

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

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

Dear City of Sydney

I oppose the development of fast food chains such as this proposed McDonald's in Newtown. The suburb does not need any more gentrification, it is perfectly fine as is.

Sincerely
[redacted]
[redacted]
[redacted]

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

Sent on: Wednesday, August 6, 2025 6:54:25 PM

To: dasubmissions@

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

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

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

As a local resident, living in close proximity to the proposed location for a 24hrs / 7 days per week takeaway food and drink premises, I have significant concerns about the impact both to the character of the local area and direct effects to me personally.

Noise and disturbance

My residence looks down onto the rear laneway of this premises mentioned in the application. Other restaurants on the same strip already contribute to noise disturbance, especially in the evenings - whether this is staff entering and exiting the rear of the building or noise coming from recycling (both management and collection). I fear a 24hr takeaway food premises with little indoor dining space would lead to an increase in noise disturbance in the area, including foot traffic and loud conversations / people in the surrounding area and increased noise from delivery drivers and vehicles, particularly in the early morning hours

Litter

As there is little dine in facilities, and people are forced to take their food outside, this will lead to increased litter and food scraps left in nearby streets and parks - we have already seen this with KFC opening up just 250m away, with food packaging and chicken bones etc littering the nearby laneways.

Safety

With this premises being the only 24hr takeaway option on King St, I fear it will become a hub for revellers leaving nearby bars and clubs and restaurants - leading to crowds and potential anti-social behaviour.

Traffic & Parking

There is already a strain on street parking in the area, and a 24hr takeaway premises will only add to this. Not to mention, increased traffic from food delivery providers as well, which are already a menace on King St, riding their bicycles on the footpath.

Proximity to other similar 24hr takeaway premises

There is already a 24hr fast food restaurant less than 2km from this location which has more parking and space for dine in.

Local character

As a resident of Newtown for the last 24 years, I feel the opening of a 24hr takeaway restaurant will adversely impact the unique local character Newtown has always been known for.

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

Thank you.

[REDACTED]



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

Sent on: Wednesday, August 6, 2025 9:26:12 PM

To: dasubmissions@

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

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

Dear Cissy

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Environmental Concerns

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

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

Traffic and Amenity

The proposal does not include a location for Uber Eats delivery riders to safely park. Instead, they would be crowded on the pavement, blocking the footpath and creating hazards for pedestrians in a high footfall area. King Street is a

clearway from 3pm to 7pm on the southbound side, meaning a high volume of traffic is moving through the area. The development would:

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

Alternative Suggestions

Rather than approving this development, I suggest:

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

Conclusion

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

Yours sincerely

[Redacted Signature]

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

Sent on: Wednesday, August 6, 2025 7:06:41 PM

To: dasubmissions@

Subject: D/2025/585 ATT: Cissy Li - Address: 212-214 King Street NEWTOWN NSW 2042

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

Hi Cissy,

As a local resident to Newtown, I'm writing to express concern about the proposal to develop a fast food chain in Newtown. I believe this development will have significant negative impacts on our community and local businesses, is unnecessary, and does not reflect the values of the local community.

The introduction of a large fast food outlet risks undermining small, locally owned food businesses that contribute to the unique character and economy of our area - there are plenty of locally owned fast food options that the community values. It also raises concerns about increased traffic, litter, and the potential for reduced community health outcomes. The litter from fast food chains is a well documented issue around NSW and indeed the country. We do not want more of this in our local area.

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

I strongly oppose the development.

[REDACTED]

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 8:40:40 PM

To: dasubmissions@

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

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

Dear Cissy

My name is [REDACTED] and I've been a local tenant of Newtown since early 2020.

I write to raise concern in respect of development application D/2025/585 (**DA**) at 212-214 King Street, Newtown. This DA is for a proposed 24-hour takeaway food and drink premises. It is understood in the local community that this venue is intended to be a McDonalds. Please see **below** the concerns that I have with the DA.

Issue 1: Increasing crimes and anti-social behaviour

Newtown is currently experiencing an increase in anti-social behaviour and criminal activity, that is impacting daily life for locals. As a tenant in Newtown, I regularly witness:

- young adults drinking on the street and in the local parks late at night;
- noise disturbances late at night due to groups leaving pubs and bars;
- anti-social behaviour including swearing and aggressive interactions on the street;
- graffiti and vandalism of residential houses; and
- extensive littering and illegal dumping of furniture or rubbish on the streets.

On a serious note, I have witnessed the following incidents in Newtown:

- a domestic abuse incident on the street during the night;
- adults sleeping rough in parks;
- adults on drugs;
- serious vandalism of property (i.e. throwing bins at cars; smashing of store windows).

The establishment of a 24-hour takeaway (i.e. it is intended that patrons buy food and drink and consume it off-site) premises will create environmental conditions that further promote these negative behaviours in our vulnerable community. It will lead to individuals and groups loitering late at night in surrounding residential streets, cause disruption past usual hours (i.e. past 10pm on weeknights, past 12am on weekends) and create risks to the premise's employees.

The DA filed is insufficient to meet these concerns and fails to mitigate or prevent crime.

Issue 2: Litter and waste management

Section 4.7 of the Plan of Management states that the Duty Manager will ensure that the adjoining footpath, gutter, building entry and surrounds are clean and clear of litter at all times. Section 6.7.1 of the Statement of Environmental Effects similarly states (amongst other things) that there will be a 'litter patrol area' for crew to safely patrol and pick-up litter

As a tenant who lives nearby the local Guzman Y Gomez and the newly established KFC, the effects of litter on our streets is immense. It is now usual practice that the O'Connell Street Reserve and local street gutters are littered with food containers from these takeaway restaurants. Bins outside the premises contain rotting food and have overflowing recycling bins, which have attracted rats. This has in turn resulted in the Council needing to have rat poison boxes throughout the residential streets, which has led local residents finding dead or dying rats on the street.

I disagree with the DA's proposal that clean and efficient management of litter and waste from the 24-hour takeaway premise will be feasible or meet the community's needs.

Issue 3: Traffic management and pedestrian safety

There is a tension between the significant vehicle traffic on King Street, pedestrians on the foot path and e-bikes which cut-across both the roads and foot paths.

In my experience, it is becoming increasingly unsafe to walk on the footpath in King Street due to the use of e-bikes, particularly from individuals who are completing food delivery services.

From my review of the DA, I cannot identify an adequate plan to facilitate efficient takeaway services from the premises and prevent significant congestion on the footpath due to delivery services (such as UberEats, MenuLog etc.).

Issue 4: Not in the public's interest

Newtown is a vibrant suburb, known for its strong LGBTQIA+ community and alliance, support of the Aboriginal community and home to families, university students and small businesses. I raise alarm at the erosion of Newtown's character, particularly along King Street. In the last 12-months, we have seen the closure of local businesses in favour of tobacconist stores. The introduction of a 24-hour McDonalds is similarly not in the public's interest, as it provides an easy avenue for members of the local community to access unhealthy food. So too, the introduction of a McDonalds will threatens the viability of local businesses that support local families.

Our community deserves to live in a safe, clean and healthy environment, with thriving local businesses.

Issue 5: Similar proposals have been rejected in New South Wales

Finally, I refer to similar applications for 24-hour takeaway premises lodged by SLR Consulting Australia Pty Ltd in the suburbs of Redfern and Balgowlah. These proposals wererefused:

- Determination of DA2025/0132 at 37 Roseberry Street, Balgowlah NSW; and
- Determination of D/2024/1218 at 153 Redfern Street, Redfern NSW.

I thank you in advance for considering my comments.

Kind regards

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 10:18:14 PM

To: dasubmissions@

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

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

Good evening,

As a long-term resident of the Inner West and City of Sydney, I strongly oppose the proposed McDonald's development in Newtown.

This proposal undermines the unique character of Newtown and threatens the viability of locally owned businesses that the community actively supports. The introduction of a multinational fast-food chain will likely increase traffic, litter, and negatively impact public health—issues already documented across NSW.

There is concern that McDonald's presence has been obscured in the public exhibition process. Is this consistent with Council's standards for transparency? Residents deserve clear and upfront information, especially for developments with significant social impact.

This application appears misaligned with the City's 2030 and 2050 strategies, which prioritise sustainability, public health, and local enterprise. Council should have clearer mechanisms to pre-screen proposals that conflict with these policies, and act proactively to prevent misaligned developments from reaching public exhibition.

Additionally, McDonald's corporate affiliations raise ethical concerns. The City of Sydney's adoption of the BDS policy must be considered as part of this review.

I urge Council to reject this application in favour of planning decisions that reflect community values, uphold strategic commitments, and preserve the distinct culture of Newtown.

Regards,

[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent on: Wednesday, August 6, 2025 9:50:10 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Considering the nature of the small businesses in the area, the cultural context of take away and fast food is unique for Newtown - supporting small business food outlets rather than mainstream commercially disconnected chains for food - like MacDonald's.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Environmental Concerns

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

The waste management plan includes a recycling bin that is undersized for the expected volume of material. This is out of alignment with the City of Sydney Waste Strategy and Action Plan. The bin sizes also require daily collection, but the Statement of Environmental Effects says the frequency of waste will be determined once operational. There is also no distinction between business waste and customer waste, meaning customer waste will not be managed, and will lead to greatly increased waste issues in the local area. 979

Traffic and Amenity

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

The development would:

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

Alternative Suggestions

Rather than approving this development, I suggest:

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

Conclusion

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

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

Sent on: Thursday, August 7, 2025 8:56:16 AM

To: dasubmissions@

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

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

I am writing to you as a resident of the immediate area, just one block away. I have been here long enough to remember the old McDonalds on King St and the attendant problems with parking, litter and noise.

A 24hr proposition seems like an ambient claim to get the business open. If it is 24hrs it is completely out of character with the adjacent densely populated residential area.

For these reasons I wanted to voice my objections.

Regards

[REDACTED]
[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 9:21:43 AM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Dear Sir/Madam,

I am writing to formally object to Development Application D/2025/585, which proposes the construction and 24/7 operation of a McDonald's outlet in Newtown.

As a concerned resident and member of the local community, I urge Council to reject this proposal on the basis of its substantial and adverse impact on the character, safety, amenity, and economic sustainability of the Newtown area.

Below, I outline key reasons for this objection:

1. Noise, Traffic, and Public Disturbance from 24/7 Operation

Newtown is a densely populated residential and mixed-use suburb with a distinctive community character. The proposed 24/7 operation is completely inappropriate for the area, particularly during overnight hours.

- Increased vehicle traffic from Uber Eats and other delivery drivers will contribute to street congestion and noise, especially in narrow residential streets.
- Late-night engine idling, horns, music, and conversations from delivery riders and customers gathering outside will create a significant and continuous noise nuisance. **This is already a large concern in the area, and this will exasperate the problem and give residents no night time reprieve.**
- Unlike main roads and airport locations, Newtown's streets are not designed to accommodate high-volume fast food operations around the clock.

2. Rubbish and Environmental Impact

Fast food outlets typically generate large amounts of single-use packaging and waste.

- Litter frequently ends up on streets, footpaths, and in stormwater drains. **Just in the last month since KFC opened, there is an alarming increase in fast food litter around**

Newtown. This isn't just in the direct vicinity but throughout the entire suburb, even parks 100s of metres away.

- Overflowing bins and food waste attract vermin and create hygiene concerns, especially with late-night foot traffic and limited waste collection in early morning hours.

3. Security and Public Safety Concerns

A 24/7 venue risks becoming a hotspot for antisocial behaviour during late-night and early morning hours.

- Similar fast-food outlets in other areas often require regular police attendance due to loitering, intoxicated individuals, and altercations.
- No other business operates 24/7 in Newtown. Introducing a 24/7 fast-food chain will harm the community and businesses.

4. Negative Economic Impact on Local Businesses

Newtown's identity is built on a thriving ecosystem of independent, diverse, and community-rooted small businesses.

- A multinational fast-food chain with 24/7 access to supply chains and advertising power will undercut local food vendors who cannot compete on scale or pricing.
- **This will lead to loss of local jobs, closure of unique establishments, and the slow erosion of Newtown's creative and small-business culture.**
- The presence of McDonald's would be in direct conflict with Council's own commitment to protecting local economies and community identity.

5. Incompatibility with Newtown's Heritage and Character

McDonald's is an international franchise with a highly standardised appearance, business model, and customer base.

- The presence of such a venue fundamentally undermines the historic, artistic, and alternative spirit that makes Newtown culturally significant and attractive to visitors.
- **Other 24/7 McDonald's outlets in Sydney are located on major arterial roads or in commercial centres, not in heritage residential neighbourhoods.**

Conclusion

Allowing this DA would set a dangerous precedent for the commercialisation and homogenisation of Newtown. Once lost, the character and community balance of the suburb will be extremely difficult to recover.

I strongly urge the Inner West Council to reject Development Application D/2025/585 and to uphold its responsibility to protect the identity, amenity, and liveability of Newtown for future generations.

Regards,



From: <[REDACTED]>

Sent on: Wednesday, August 6, 2025 10:45:39 PM

To: dasubmissions@

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

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

Good evening

I am a resident of Marrickville and frequent Newtown often. I am very opposed to McDonald's opening a franchise there - it will disrupt the small business economy in the area and make Newtown lose its unique character. Please do not allow it.

Kind regards

[REDACTED]

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

Sent on: Thursday, August 7, 2025 11:03:16 AM

To: dasubmissions@

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

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

Attention Cissy & City of Sydney team,

My objection to proposed McDonald's in Newtown

I am writing to formally express my strong objection to the proposed opening of a McDonald's in Newtown. As a long-standing cultural hub in Sydney, Newtown thrives on its diversity, creativity, and proudly independent spirit. The introduction of a global fast-food chain, particularly one that is neither local nor aligned with Newtown's values, risks undermining the very character that makes this suburb unique. Newtown is not merely another commercial precinct; it is a place where culture, community, and individuality are prioritised over mass consumerism.

Allowing McDonald's to set up shop here would have a direct and damaging impact on small local businesses that have helped shape the area's vibrant identity. These independent operators foster community connection and reflect the suburb's values in ways that multinational corporations simply cannot. More broadly, this move threatens to erode the social fabric and lifestyle of Newtown by shifting its focus from cultural promotion to profit generation. I urge you to consider the long-term implications for the community and reject this proposal in favour of protecting what makes Newtown truly special.

We need to protect one of Sydney's greatest gems.

Thank you for your time and consideration, I hope our city and our community is truly considered when making this very important decision.

Regards,

[REDACTED]

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

Sent on: Thursday, August 7, 2025 10:27:02 AM

To: dasubmissions@

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

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

Hi Cissy,

My name is [redacted], with my wife and two kids. We have lived in the inner west and around New town for the last 15 years, (my wife has lived in the inner west her whole life). We love the unique nature of Newtown and its surrounding suburbs, and part of the beauty of Newtown is that it has supported local independent business, with franchises at a minimum. With the greatest respect, we oppose the establishment of a McDonalds in Newtown, please see my points below:

Impact on Character and Heritage

Newtown has evolved into a vibrant village known for its independent businesses, small bars, and local eateries. Introducing McDonald's would disrupt this unique character, replacing King Street's distinct identity with a standard corporate design that undermines our community.

Social and Community Impact

The presence of McDonald's would negatively impact vulnerable community members, especially school children, by promoting unhealthy dietary choices near schools such as Newtown Performing Arts High School, Newtown North Primary School, Australia Street Infants School, and social housing areas. Similar concerns were raised by Snr Const Peter Langbein from the NSW Police in the recent rejection of a McDonald's application in Redfern, citing noise and potential antisocial behavior.

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique atmosphere. There are already multiple local hamburger spots and fast food venues nearby, with another multinational corporation planning to open only blocks away. Additionally, an existing McDonald's is just 1.7 km away in Stanmore, and the area already receives McDonald's deliveries through services like Uber Eats.

Environmental Concerns

McDonald's operations generate significant waste, which could negatively impact the area's cleanliness and attract pests. The waste management plan, including an undersized recycling bin and unclear waste handling protocols, does not align with the City of Sydney Waste Strategy and Action Plan.

Traffic and Amenity

The proposal lacks a designated parking area for Uber Eats delivery riders, leading to congestion on pavements and posing hazards to pedestrians in a high footfall area. King Street's existing traffic flow and parking issues would be exacerbated by increased vehicle traffic and delivery noise, particularly late at night.

Alternative Suggestions

Instead of approving this development, I propose:

- Supporting adaptive reuse of spaces for local, independent businesses.
- Encouraging businesses that align with Newtown’s unique character and contribute positively to the community.
- Prioritizing diverse, community-focused enterprises that enhance the neighborhood's vitality.

Conclusion

Approving McDonald’s on King Street contradicts the community's best interests and undermines the thoughtful development of this historic area. I urge the Council to reject this application respectfully.

Thank you for taking this into consideration,





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

Sent on: Thursday, August 7, 2025 12:54:07 PM

To: dasubmissions@

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

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

Dear Ms Li,

I'm writing to object to the proposed 24-hour, 7-day-a-week McDonald's planned for 212–214 King Street, Newtown.

My partner [REDACTED] and I have been Newtown residents for over 20 years, in both Inner West Council and City of Sydney. We own our home here, work in the area, and our son attends [REDACTED]. We support and value the diverse local businesses in our community and are committed to preserving the neighbourhood's unique character. We see a 24/7 McDonald's as disrupting that.

We urge refusal of this application for the following reasons:

Out-of-character development: A 24-hour corporate business is incompatible with the independent, community-led feel that defines King Street and Newtown more broadly. The street/local area is already being flooded by "cigarette" shops and convenience stores. McDonald's simply continues this deterioration. We should be restoring it.

Negative impact on local businesses: Existing local food businesses are already under pressure. As reported, some say they may be forced to close if McDonald's proceeds. The council should be joining forces with Inner West to bolster local businesses that have a long history on the street, and support families and a diverse culture.

Noise, rubbish, late-night disruption: Extended trading hours risk increased litter, anti-social behaviour and noise, especially at sensitive late-night hours—issues that local police raised in similar proposals, such as at Redfern. King St has become less friendly and more intimidating since the Kings Cross lock out laws were put in place. 24 hour trading, rubbish, attracting people likely intoxicated to Newtown in the middle of the night does not increase safety.

Poor track record in Newtown: A McDonald's operated here previously and failed, for good reason. The location is not suited to the community ethos or nightlife structure here.

Health - the last thing the youth in the area need is a McDonald's to compete with healthier options on the strip.

We believe Newtown doesn't need a 24-hour fast-food corporate chain. Instead, we value a balance where local hospitality can thrive without being overshadowed. This proposal feels like a step in the wrong direction.

Please consider the heart and history of this vibrant community—and the voices of those who live, work, and belong here.

Warm regards,

[REDACTED]
[REDACTED]

Please note I work part time. I endeavour to reply to email on Thursdays.

[REDACTED]

NB: Please note that email communication is not secure. Email is not a replacement for clinical review, and should never be used to communicate issues of increased risk, as a prompt reply or action cannot be expected

From: [REDACTED]
Sent on: Thursday, August 7, 2025 12:50:07 PM
To: dasubmissions@[REDACTED]
Subject: [REDACTED] | [REDACTED] NSW 2042 | Objection to Development Application D/2025/585 – 212-214 Kings St, Newtown
Attachments: Objection to DA D-2025-585 212-214 Kings St, Newtown SP 8880.pdf (245.71 KB)

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

Hi Cissy Li,

Attached please find from the [REDACTED] NSW 2042 its Objection to Development Application D/2025/585 – 212-214 Kings St, Newtown for favourable consideration.

[REDACTED]

Liability limited by a scheme approved under Professional Standards Legislation.

Group	U.S. should take action	U.S. should not take action
Total	85%	15%
U.S.-born	85%	15%
Foreign-born	85%	15%
U.S.-born, Foreign-born	85%	15%

Objection to Development Application D/2025/585 – 212–214 King Street, Newtown NSW (DA for 24/7 Takeaway Food and Drink Premises)

We write on behalf of the [REDACTED]
[REDACTED]. We wish to formally object to the proposed development application for alterations and additions to establish a 24-hour takeaway food and drink premises at 212–214 King Street, Newtown.

1. Noise Impacts – Particularly from 24-Hour Operation

- Increased late-night foot traffic and loitering near Brown Lane and Brown Street.
- Noise from patrons, delivery drivers, and staff during night hours, particularly in the quieter early morning periods.
- Potential for anti-social behaviour, which is often associated with late-night food outlets.

992



2. Traffic and Pedestrian Safety

There are existing issues of traffic congestion and pedestrian safety on Brown Lane and the nearby Buckland Lane. These laneways are used for direct entry and exit by several buildings, including ours. The proposed development would exacerbate these issues due to:

- Increased delivery traffic and food delivery riders (including e-bikes and scooters), creating potential conflict with pedestrians and residents.
- Lack of dedicated loading zones or parking facilities, leading to unsafe stopping and manoeuvring.
- Greater risk of accidents and obstruction in already narrow and heavily used laneways.

If Council is minded to approve the application, we strongly urge that significant steps be taken to improve the safety and accessibility of these laneways, including traffic calming measures, lighting upgrades, and pedestrian priority signage.

3. Security and Safety Concerns

Operating a food premises 24 hours a day introduces heightened security risks, particularly in the late-night and early morning hours. Despite the inclusion of a Crime Risk Assessment, we remain concerned about:

- Increased loitering and congregation of individuals near our building entrance and along Brown Lane.
- Greater potential for vandalism, theft, or anti-social behaviour affecting our property and residents.
- The need for increased surveillance or security measures, which may result in additional costs to our strata scheme.

4. Waste and Litter Management

The proposal includes a waste management plan, but we are concerned about:

- Overflow of waste bins and improper disposal of food packaging, especially during peak periods.
- Increased littering in the surrounding streets, including Brown Lane and Brown Street.
- Pest attraction and odour issues, particularly if waste is not collected frequently or managed properly.

These issues could result in additional cleaning and pest control costs for our building.



5. Amenity and Character of the Area

The proposed use as a fast food outlet operating 24/7 is out of character with the surrounding area, which is a mix of residential and boutique commercial premises. The intensity and nature of the proposed use is inconsistent with the established rhythm and amenity of the neighbourhood.

6. Heritage Impacts

The site is located within the King Street Heritage Conservation Area and is graded as a 'Contributory' item. The proposed alterations, including illuminated signage and modern façade treatments, may detract from the heritage character of the area. We believe the cumulative impact of signage, lighting, and 24-hour operation is not sympathetic to the heritage values of the precinct.

7. Social Impact and Healthy Food Access

We note the recent decision by Sydney Council to refuse a proposed McDonald's outlet in Redfern, citing concerns about the social impact and the importance of promoting access to healthy food options. This precedent highlights the growing recognition of the role that planning decisions play in shaping community health outcomes.

In this context, the proposed 24-hour fast food outlet at 212–214 King Street raises similar concerns. The continuous availability of energy-dense, nutrient-poor food may undermine public health objectives, particularly in a diverse urban area where dietary-related health issues are prevalent. We believe that Council should consider the cumulative social impact of such developments and their potential to contribute to poor dietary habits, especially among vulnerable populations. Promoting a balanced mix of food offerings in the area is essential to support long-term community wellbeing.

8. Applicability of Council's Refusal of DA D/2024/1218 (153 Redfern Street)

We draw Council's attention to its recent [decision](#) to refuse Development Application D/2024/1218 for a 24-hour takeaway food and drink premises at 153 Redfern Street, Redfern. The reasons for refusal are directly applicable to the current proposal at 212–214 King Street, Newtown, and reinforce our concerns.

Key parallels include:

- **Servicing and Waste Management:** As with the Redfern proposal, the current application does not demonstrate safe and practical servicing arrangements. Deliveries and waste collection are proposed to occur via Brown Lane and Brown Street, which are already congested and not designed to accommodate increased commercial servicing. The Waste Management Plan lacks sufficient detail and does not address the cumulative impact on shared laneways.

- 
- Pedestrian and Delivery Rider Conflict: The Redfern decision highlighted risks associated with pedestrian and food delivery rider interactions. Similar risks exist here, particularly given the narrow laneways and lack of dedicated bicycle parking or delivery zones. This will likely result in obstruction and safety hazards in the public domain.
 - 24-Hour Operation and Amenity Impact: Council found that continuous operation did not comply with the Sydney DCP 2012's late night trading provisions and would significantly impact the locality. The same applies to this proposal, which would introduce noise, loitering, and disruption to a mixed-use area with significant residential presence.
 - Heritage and Design Excellence: The Redfern site was rejected due to its impact on a heritage conservation area. The subject site at King Street is similarly located within the King Street Heritage Conservation Area and is graded as a 'Contributory' item. The proposed alterations and illuminated signage are not sympathetic to the heritage character of the precinct.
 - Crime Prevention and Management: NSW Police raised concerns about crime prevention in the Redfern case. We believe similar concerns apply here, especially given the proposed 24-hour operation and the potential for increased anti-social behaviour. The submitted Plan of Management does not adequately address these risks.
 - Public Interest: Council concluded that the Redfern proposal was not in the public interest. We submit that the same conclusion should apply to this development, given the unresolved impacts and the strong community opposition.

In light of these parallels, we urge Council to apply consistent reasoning and refuse the current application on similar grounds.

Conclusion

We respectfully request that Council consider the legitimate concerns of the 71 households we represent and either refuse the application in its current form or impose strict conditions to limit trading hours, restrict delivery times, and ensure robust waste and security management. We also urge Council to address the existing and potential safety issues in Brown Lane and Buckland Lane as part of any approval process.

Furthermore, we draw Council's attention to its recent decision to refuse a similar development application ([D/2024/1218](#)) for a McDonald's in Redfern. Council's reasons for refusal in that matter are directly applicable in this. This decision sets a clear and relevant precedent. In light of the comparable issues raised by the current proposal we believe this application should be refused on similar grounds.

We are happy to engage further with Council or the applicant to discuss these concerns in more detail.

Yours sincerely,





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

Sent on: Thursday, August 7, 2025 12:33:03 PM

To: dasubmissions@

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

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

Hi there,

As a resident of the inner west and frequenter of Newtown, I do not believe that a McDonalds on King Street is beneficial to the community.

A large corporate entity such as that of McDonald's provides unfair competition to the number of hard-working, high quality small businesses providing food and social spaces in the area (e.g. Newtown Pork Roll, Clems, Paztizzi Cafe, Thai Pothong, Italian Bowl, Cafe Newtown, and too many good pubs to name).

This decision seems to target hungry club-goers rather than the residents of Newtown. If you want to increase late night revenue, consider approving more late licences for pubs in the area instead.

Thank you for your time and please, do not take for granted the importance of diverse businesses and community in a place like the inner west.

Sincerely,

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 10:11:03 PM

To: City of Sydney <council@c>

Subject: Opposition to D/2025/585

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

Dear Council,

As a local resident of Newtown and the Inner West, I am writing to express my strong opposition to the proposed development of a McDonald's outlet in our community.

This proposal does not reflect the values of our local area. Newtown is proudly home to a vibrant mix of small, independent food businesses that give our suburb its unique character. Introducing a multinational fast food chain like McDonald's directly undermines those businesses and threatens the social and economic fabric that our community has worked hard to build. We already have many affordable and community-supported food options. There is no need for a corporate chain to displace them.

In practical terms, there are already at least four McDonald's outlets within just three kilometres of the proposed site. This oversaturation makes the proposal even more unnecessary, both commercially and in terms of community needs.

There are also significant concerns about increased traffic, noise, and waste. These impacts are well documented in areas where fast food outlets are concentrated throughout NSW.

In addition, this proposal raises serious ethical concerns. McDonald's is listed as a priority boycott target by the Boycott, Divestment and Sanctions (BDS) movement because of its complicity in, and support for, Israel's actions in Gaza. Many human rights organisations have described these actions as genocidal. This is not a fringe view. In 2024, the City of Sydney passed a motion in support of BDS, recognising the importance of ethical responsibility in public and commercial decision-making.

Approving a McDonald's in this context would be deeply insensitive and politically out of step with the values of the Inner West and Greater Sydney.

I urge Council to consider the long-term social, environmental, and ethical impacts of this proposal. Please prioritise developments that genuinely support local enterprise, reflect community values, and contribute positively to public wellbeing.

I strongly oppose this development and ask that Council reject it.

Best regards

[REDACTED]
[REDACTED]

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

Sent on: Thursday, August 7, 2025 7:24:06 AM

To: City of Sydney <council@c>

Subject: D/2025/585 - Feedback on 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.

Submission on Development Proposal: 24/7 McDonald's Takeaway – King Street, Newtown

D/2025/585

Address: 212-214 King Street NEWTOWN
NSW 2042

PRIVACY REQUEST: Firstly, I'd like to request for my email address to remain confidential.

To the City of Sydney,

I am writing in strong opposition to the proposed development of a 24/7 McDonald's takeaway on King Street, Newtown.

This proposal is fundamentally at odds with the values and character of the Newtown community, and I urge Council to reject the application for the reasons outlined below.

1. Detrimental Impact on Newtown's Unique Character

Newtown is a neighbourhood celebrated for its independent spirit, cultural diversity, and thriving small business community. The introduction of a multinational fast-food chain operating around the clock undermines the area's identity and risks turning one of Sydney's most distinctive precincts into a generic high street.

Independent cafés, restaurants, and quirky eateries define the local landscape and draw visitors from across Sydney. A 24/7 McDonald's directly threatens this ecosystem and could initiate a slow erosion of the qualities that make Newtown unique. As residents, visitors and patrons, we want to #KeepNewtownWeird – not welcome a

corporate chain that homogenises streetscapes and dominates through aggressive pricing strategies.

2. Harm to Local Businesses

McDonald's has the corporate infrastructure and financial power to undercut local businesses, offering below-market prices that independent operators cannot match. While the proposal may frame itself as offering consumer "choice," in reality, it diminishes diversity by pushing out smaller, locally-owned alternatives who cannot compete on price or volume. This not only affects livelihoods but diminishes community resilience and economic diversity.

3. Public Health Concerns

Adding another fast-food outlet — particularly one operating 24/7 — undermines public health, particularly among vulnerable or low-income populations. Newtown already has a high density of take-away outlets. What is lacking are affordable, healthy food options, not more junk food. Allowing a McDonald's to open in this location signals a disregard for the long-term wellbeing of the local community.

4. Late-Night Safety and Anti-Social Behaviour

Even the applicant acknowledges the potential for increased crime, vandalism, littering, and noise – especially during overnight hours. A 24-hour operation invites loitering and drunken behaviour in an area already managing significant nightlife activity. The increased foot traffic and congregation outside the venue late at night may compromise the safety and peace of residents, particularly those living behind or adjacent to King Street.

5. Pedestrian and Traffic Safety

The volume of delivery riders associated with McDonald's far exceeds that of most independent venues. The increase in motorbike traffic and riders waiting along King Street footpaths could endanger pedestrians, obstruct access, and reduce amenity. This is particularly concerning given the narrow pavements and high pedestrian traffic in this part of Newtown.

6. Noise Pollution

Operating 24/7 will lead to constant noise from customers, delivery drivers, waste collection, and staff, particularly during the night when surrounding residential areas expect relative quiet. This will significantly impact residents' quality of life and right to peaceful enjoyment of their homes, especially those living in the laneways and streets behind King Street.

7. Environmental Impact

Fast food outlets like McDonald's generate large volumes of single-use plastics and packaging waste. Despite efforts to improve sustainability, McDonald's operations remain resource-intensive and produce significant landfill. Increased packaging waste and delivery-related emissions are inconsistent with the City of Sydney's environmental sustainability goals and will add strain to local waste services and public spaces already under pressure.

In Summary

The proposed 24/7 McDonald's takeaway on King Street is not aligned with Newtown's values, health goals, or urban planning objectives. It would directly contribute to the erosion of local character, place pressure on small businesses, encourage unhealthy consumption, and increase safety, environmental, and amenity concerns.

I strongly urge the Council to reject this application in the interests of preserving Newtown's unique identity and supporting a safe, vibrant, and sustainable community.

Sincerely



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

Sent on: Wednesday, August 6, 2025 9:24:57 PM

To: dasubmissions@

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

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

Hello,

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Traffic and Amenity

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

The development would:

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

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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

Kind regards,



Sent from my iPhone

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

Sent on: Thursday, August 7, 2025 11:45:24 AM

To: dasubmissions@

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

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

Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042

Cissy Li,
City of Sydney

Re: DA D/2025/585 – Objection to Proposed Fast Food Outlet, King Street, Newtown

I strongly object to DA D/2025/585, which proposes a large-scale fast food takeaway outlet on King Street, Newtown – adjacent to the long-established local institution, Clem's Chicken Shop.

Although the business name is not disclosed, the plans clearly indicate a mass-produced takeaway operation resembling McDonald's. This proposal raises significant concerns for the local community, economy, and environment:

1. Incompatible with Local Character

Newtown has long resisted chain fast food outlets in favour of small, independent businesses. A McDonald's-style outlet undermines the cultural, economic, and social fabric of our community.

2. Proximity to Existing Takeaway Business

Locating a multinational fast food chain immediately beside Clem's, a locally owned takeaway business of over 30 years, is unnecessary and predatory. There is no community need for this duplication.

3. Traffic and Footpath Safety

The recently opened KFC across the road has already created serious congestion with Uber Eats and delivery riders blocking footpaths, creating hazards for pedestrians and causing disruptions to neighbouring businesses. This DA offers no viable solution to mitigate these impacts. Large scale fast food outlets such as this generate high volumes of car traffic which is unsustainable and further reduces the amenity of King St.

4. Waste and Litter Impacts

Branded fast food rubbish has already increased significantly since the opening of KFC. King Street is not suited to the volume of disposable packaging that comes with chain food operations. These issues were key to community opposition in the 1990s that led to the closure of McDonald's.

5. Lack of Necessity

There are already McDonald's in nearby Stanmore, St Peters and Waterloo that service the area. There is no demonstrated demand for another location in such close proximity.

I urge the City of Sydney to reject this DA and uphold the unique, community-oriented identity of King Street.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

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

Sent on: Thursday, August 7, 2025 9:51:32 AM

To: dasubmissions@

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

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

Dear Council

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

Newtown Performing Arts High School

Newtown North Primary School

Australia Street Infants School

Social housing areas

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

The proposal does not include a location for Uber Eats delivery riders to safely park. Instead, they would be crowded on the pavement, blocking the 1004 path and creating hazards for pedestrians in

a high footfall area. King Street is a clearway from 3pm to 7pm on the southbound side, meaning a high volume of traffic is moving through the area.

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.

- Block pedestrian mobility in the local area.

- Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

- Supporting adaptive reuse for local, independent businesses.

- Encouraging businesses aligned with Newtown's unique and vibrant character.

- Prioritising diverse, community-focused enterprises.

Conclusion

I have lived in and around Newtown for the better part of 30 years and was local when the last McDonalds closed! The introduction of these junk food brands demeans Newtown's identity. This McDonald's proposal conflicts with the community's interests and undermines the careful development of King Street. I respectfully urge the Council to reject the application.

Thank you for your consideration.



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

Sent on: Wednesday, August 6, 2025 6:10:27 PM

To: dasubmissions@

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

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

Dear Cissy Li,

I am sick so I'll make this short. I am contacting you about the proposed development of a McDonalds on King St, this would be extremely devastating. I was a student at Newtown High School of the Performing Arts, and what I loved about the school and the suburb was how quirky and iconic it was. To see a monstrosity like McDonalds pop up, would truly change the suburb for the worst.

Kind regards,
[REDACTED]

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

Sent on: Thursday, August 7, 2025 8:38:31 AM

To: dasubmissions@

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

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

Dear City of Sydney Council,

I am writing on behalf of concerned residents and members of the Newtown community to express our strong opposition to the proposed opening of a McDonald's in our neighbourhood, particularly one that would operate 24 hours a day, seven days a week.

Newtown is a vibrant, diverse, and proudly independent community known for its character, culture, and local business spirit. The introduction of a McDonald's, especially one operating around the clock – is not aligned with the values or needs of our area.

We are deeply concerned about the potential impact on:

- The wellbeing of local residents, due to increased late-night noise and traffic
- Small independent food and hospitality businesses that form the heart of our local economy
- The overall culture and identity of Newtown, which does not welcome large multinational fast-food chains.

We urge you to reconsider this proposal, taking into account the clear and growing community opposition.

Newtown deserves development that reflects and respects its unique identity, and this is not it.

Thank you for your attention,

[REDACTED]

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 7:37:33 PM

To: dasubmissions@

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

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

Good evening,

I apologise for the late submission, but as a long time resident of Newtown I have to say I think McDonalds is the wrong direction for our community.

There are heaps of fast, affordable restaurants in the area already, many locally owned. McDonalds is a huge multinational chain that is using its massive profits to automate, undercutting any jobs they might have provided.

I hope this is the right place to send this! Thank you and your team for all your hard work.

Warmly,

[REDACTED]

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

Sent on: Thursday, August 7, 2025 9:31:30 AM

To: dasubmissions@

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

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

To Whom it May Concern:

My name is [REDACTED] and I have been a local resident for several years with my [REDACTED] My son attends [REDACTED] [REDACTED] in Newtown. We love the area and hope to be here for many years to come.

In particular we like the individual and unique atmosphere of Newtown with it's independent businesses, small bars and restaurants. We like the community spirit and caring, inclusive nature of the residents.

As a local resident, I oppose McDonald's plan to build a 24/7 restaurant on King Street, Newtown. This proposal poses big risks to our community's character, local businesses, and public health.

Impact on Newtown's Character and Heritage

Newtown has grown into a lively village with unique shops, cozy bars, and local eateries. Adding a McDonald's would disrupt this vibe, replacing our unique identity with a standard corporate look that doesn't fit our community.

Social and Community Impact

Having a McDonald's here would harm vulnerable members, especially school kids, by pushing unhealthy fast food near schools like Newtown Performing Arts High School, Newtown North Primary School, and Australia Street Infants School. It's also close to social housing.

Economic and Market Impact

This plan threatens local businesses that give Newtown its unique feel. There are already plenty of burger and fast food places nearby, with another big chain moving in just blocks away. There's already a McDonald's in Stanmore and they deliver here through Uber Eats.

Environmental Concerns

McDonald's creates a lot of waste, which could create mess and attract pests. Their waste plan isn't up to City of Sydney standards, with recycling bins that are too small. They haven't figured out how often they'll collect rubbish once they're open. They're also not separating business waste from customer rubbish, which will make our waste problems worse.

Traffic and Neighborhood Issues

The plan doesn't set aside a place for Uber Eats riders to park safely. Instead, they'd crowd the footpath, making it hard for people to walk. King Street already has lots of traffic, especially during the afternoon rush.

Alternatives

Instead of saying yes to this plan, we should:

- Support local shops and give them room to grow.
- Encourage businesses that fit Newtown's vibe.
- Focus on businesses that help our community.

Conclusion

McDonald's plan doesn't fit with the needs of our community. I ask the Council to say no to this proposal.

Thank you for consideration.

Sincerely,



Ph: 

From: [REDACTED] <[REDACTED]> on [REDACTED] <[REDACTED]>
behalf of [REDACTED] <[REDACTED]> **Sent on:** Wednesday, August 6,
2025 7:50:12 PM **To:**
Subject: D/2025/585

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

Hi there,

I am writing to object to the development of a McDonald's in Newtown. A McDonald's would completely mess with the character of Newtown which would be devastating as it's my favourite suburb in Sydney. Newtown is great because it is the very antithesis of the commercial corporate greed represented by McDonald's. Not to mention the fact that it's terrible for your health and will not add value to the community. I also fear increased litter in the streets when it opens.

Thank you,
[REDACTED]

From: <[REDACTED]>
Sent on: Wednesday, August 6, 2025 3:46:34 PM
To: dasubmissions@
Subject: D/2025/858

Caution: 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 oppose this application for a McDonald's in Newtown because it does not fit the character of the area & will change it. It will impact local businesses & reduce their diversity.

Thank you for considering my submission.

Regards,

[REDACTED]

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

Sent on: Thursday, August 7, 2025 12:14:09 PM

To: dasubmissions@

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

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

Hi there,

I am a resident of Enmore, living with my family on [REDACTED] street. My partner and I have lived in the area for over 20 years and strongly oppose the proposed McDonald's development for the reasons stated below.

I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

Newtown Performing Arts High School

Newtown Primary School

Newtown North Primary School

Australia Street Infants School

Social housing areas

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.

- Block pedestrian mobility in the local area.

- Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

- Supporting adaptive reuse for local, independent businesses.

- Encouraging businesses aligned with Newtown's unique and vibrant character.

- Prioritising diverse, community-focused enterprises.

Conclusion

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

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 1:02:47 PM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Hi,

I am a local resident of the inner West. Seeing the application is for 24/7 operation I am deeply concerned this will be a large chain brand like McDonald's or KFC.

Newtown has so many amazing local business and a highly supportive community. We want to see local business and support our neighbors. We have many unique and interesting business and Newtown is known internationally as the place in Sydney to go. Every international person I meet who has spent time in Sydney talks of their love of Newtown.

We do not want large chain brands like McDonalds and KFC. They add no value to our community. They create mess. They undercut local business. They do not promote community. They are not a place to meet and socialize and share experience.

Please please use this space for a local business, do not give this to McDonalds or KFC type businesses. There is enough international big chain fast food everywhere else in Sydney.

Thanks,

[REDACTED]
[REDACTED]

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

Sent on: Wednesday, August 6, 2025 2:31:36 PM

To: dasubmissions@

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

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

To whom it may concern

I am writing to lodge my strong objection to Development Application D/2025/585 for a 24/7 McDonalds to operate at 212-214 King Street, Newtown. I am a local resident and am concerned about the potential impacts of this development on local character and amenity.

I have been a rental tenant in Newtown since 2009 and visited the area my whole life. I also own a property in Erskineville. I have seen a lot of change over the years and understand that areas change over time. I strongly believe that this development would fundamentally and irreversibly destroy much of the Newtown community, one of the most vibrant in the City of Sydney.

The proposed operations will negatively impact the local community

- The proposed 24/7 operation is entirely inconsistent with other existing operations on King Street, and this will have a detrimental impact on local amenity.
- Further, these operating hours are likely to attract anti-social behaviour, including loitering, littering, and disturbances. These are already matters Newtown grapples with and would cause exponentially greater issues. This would place additional strain on local law enforcement and compromise the safety and wellbeing of the community. The proposed Plan of Management and Crime Risk Assessment do not address this in any site-specific or local way.
- There is inadequate consideration for managing bicycles at the venue, particularly delivery bikes which will inevitably park on the narrow footpath in front, disrupting pedestrians in an extremely high foot traffic area of Newtown. This is an area that already faces significant challenges with foot traffic, queues and delivery bikes, including the enormous lines that regularly form outside the nearby Yo-Chi, the poorly managed queues outside pubs like the Newtown Hotel, Marlborough Hotel and Bank Hotel and the banks of delivery bikes that cause accidents and near-misses on a daily basis. A large, 24-7 fast food venue only exacerbates these issues.

McDonald's won't contribute to local character and threatens local businesses

- McDonalds does not contribute to, and in fact detracts from, the local character of King St and Newtown, including Heritage Conservation Area features. This application reads like what it is – a generic proposal by a global, multi-billion dollar company that has little regard for this specific site or contributing to the character and community of this neighbourhood. This is particularly the case noting how close this significant site would be to residential areas, already struggling with the strain of the recently opened KFC.
- Permitting a McDonalds to operate on King St will have a significant detrimental impact on existing independent food and beverage and hospitality businesses that have contributed (many over decades) to the local community and add to the unique character of Newtown in a way that McDonalds will never be able to.

I see literally no benefit in this development and only a risk to an independent and thriving community I have been part of for over 15 years.

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

Kind regards,

[REDACTED]

Newtown resident

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

Sent on: Wednesday, August 6, 2025 10:39:59 PM

To: dasubmissions@

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

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

To whom it may concern,

I strongly feel that this application should not be approved as there is no need for a McDonald's in Newtown for the following reasons:

- St Peter's McDonalds services the area well already.
- I would imagine most local customers use gig workers to deliver food, which could continue to be done via St Peter's. This McDonalds would then be servicing foot traffic and would be taking away business from local food places
- In particular late night food places would feel the negative impact of a McDonalds
- The community has long held the view we do not want fast food franchises

Thanks,

[REDACTED]

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From: [REDACTED] <[REDACTED]> on behalf [REDACTED] <[REDACTED]>
Sent on: Wednesday, August 6, 2025 11:55:28 PM
To: dasubmissions@
Subject: D/2025/585

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

[REDACTED]

To the Planning Panel,

I write to object to the 24 hour operation of a fast food business at 212-214 King Street NEWTOWN NSW 2042.

There are many reasons to object to the proposal, but I will voice just a few:

1. The 24 hour operation of a fast food restaurant does *not* serve the objectives of the zone E1 'Local Centre.'

The restaurant is a known chain, and does not expand the "range of businesses" in the area, as there is already a late night McDonalds in St Peters; and in Stanmore.

Any operation after midnight will not serve the locals or visitors to the area, it will instead make the McDonalds a destination unto itself. There is a distinction between "serving the needs of people who live in, work in or visit the area" and becoming a location for people to congregate late at night.

While the Environmental Impact Statement notes there is abundant public transport in the area, the trains stop running around midnight and buses become infrequent. Staying open after public transport options terminate will encourage people to linger in a residential area.

2. The development is contrary to the intent of the District Control Plans (DCP)

Attracting drunk people to this residential area is against the intent of the District Control Plans (DCP) which allow for late night establishments closer to the Newtown train station.

The nearby Coopers Arms Hotel and the Newtown Hotel both close at midnight in alignment with the DCP, and this restaurant should have the same limitation applied.

The applicants should be asked the obvious question: whether attracting intoxicated people over the weekend is a key to their marketing and business strategy. If this is at the core of their business, they should not be allowed to operate in a residential area, and should be moved to a site where the impact can be mitigated (and managed by police).

3. Violence and intimidation

When local bars and pubs close, or are forced to remove overly intoxicated patrons, this restaurant will become a natural hub.

The concentration of intoxicated people that will inevitably end up in this restaurant will create all the same problems as a late night bar, but with none of the regulations and responsibilities of a liquor licence.

When bars close it will become a 'final destination' for people who would otherwise disperse and leave the area, and the restaurant will be flooded with people when local bars close. The venue is simply not big enough to handle these peak service periods, and queues of intoxicated people in crowded places is a recipe for violence.

I recall the constant violence in and around the McDonalds in Kings Cross - in October 2016 there was a huge brawl that sent several people to hospital due to intoxicated patrons being crammed into the small venue.

4. Rubbish and noise

Local residents will be disturbed by the significant rubbish and noise generated by people lingering in the area.

Drunk people being served heavily packaged meals will result in unacceptable levels of litter and noise. The packaging of the 'meals' make them easy to carry into the streets, and people will eat in stoops, on footpaths, and in the small local park W J Thurban Reserve.

Drunk visitors to any suburb do not have a great reputation for quietly putting their rubbish in the bin.

5. Danger to delivery drivers and pedestrians

There are already continuous problems with delivery drivers on King St. It is lucky that delivery options on King St close around 9-10pm, when the intoxicated pedestrian traffic peaks.

Having late night delivery drivers using the pedestrian strip is dangerous; in the back lanes it is equally dangerous. There is also nowhere for delivery drivers to stop without blocking the footpath.

6. Parking

What good is a development submission without complaining about parking! There is of course no parking available to accomodate people coming to the restaurant late at night.

Illegal parking is a constant hazard for residents in Newtown.

7 Character of the area

I have no doubt many submissions will express how antithetical McDonalds is to the character of Newtown. I agree with these sentiments.

Given the above, I object to this development application.

At a minimum the proprietors should be limited to a midnight closing time, and made to place security at the restaurant from 8pm - midnight.

Thank you for considering this submission.



From: <[REDACTED]>
Sent on: Wednesday, August 6, 2025 5:34:58 PM
To: dasubmissions@
Subject: D/2025/585

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

Dear Cissi Li,

I write to you as one of so many in my Newtown neighbourhood who are vehemently opposed to the proposed development of a MacDonalds outlet at 212 -214 King St.

I have lived in my current home at [REDACTED] for over 40 years now.

In that time I have watched the unique fabric of this community be slowly eroded by the unrelenting greed of major chain outlets pushing out smaller well established business that have been a treasured part of the neighbourhood for years.

To contemplate approval for a twenty four hour 7 days a week MacDonalds outlet in the proposed location is scandalous.

It must be rejected.

There are so many sound reasons for rejecting this proposal not least of which is that it is simply not needed.

There are 24 hour MacDonalds outlets some with capacity for parking and drive through service within 10 minutes of the proposed location on King Street, at St Peters, Stanmore, Marrickville and Broadway.

I am sure you have been challenged by others as well as to our concern for late night noise, pollution both on the street and cooking exhaust to a large number of residential properties and the general disregard for the historical and heritage value of King St.

We are being overrun by fast food outlets in Newtown, the subsequent trade in delivery bikes as a result creates pedestrian chaos and danger on the roads.

I beg to see sense and reject this application at all costs.

It is not needed nor wanted.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

Mob; [REDACTED]

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

Sent on: Wednesday, August 6, 2025 5:32:43 PM

To: dasubmissions@

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

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

Hello,

I am against the building of the McDonalds in King st, Newtown.

The community doesn't want it too be there, the community wants city of Sydney too support local businesses, in which McDonald's will displace.

McDonald's also has terrible record in worker rights, it is being sued in class action suit, multiple snap strike over sexual abusers and poor wages.

McDonald's also supports Isreal, which is committing a genocide on the Palestinian people. This is through giving free donations too the IDF and continue too be in Israel. The BDS still tells too continue Boycott of McDonald's <https://bdsmovement.net/Act-Now-Against-These-Companies-Profiting-From-Genocide> .

And as We saw on Sunday, 3/7/2025, where over 100'000 people match over the Sydney Harbour Bridge against the genocide of Palestine, this is important subject.

Please take these into account not allow McDonald's too be built on Kong St, McDonald's.

Your sincerely, [REDACTED]

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

Sent on: Thursday, August 7, 2025 7:18:17 AM

To: dasubmissions@

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

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

Hello,

My name is [REDACTED], I am a resident of Newtown and have lived in Newtown / Enmore my whole life. I attended [REDACTED] school and now my children also go to school there.

Over decades, I have watched King St evolve and change serving diverse communities. It has always remained a busy, vibrant and very unique place and it has always strived to be so.

I witnessed the actions of a community protest against a MacDonalds that opened in the late 80s, their concerns being similar to today's community, that corporate chains like McDonald's and KFC take away the independent and unique character of King St.

The proposed location opposite Clem's chicken shop, a family run business that has been around for as long as I have is really sad. These independent businesses need to be supported not threatened by big corporate brands.

Please keep MacDonalds and other big corporate chains at bay so that King St can continue to be a vibrant, unique wonderful place that supports local businesses and community.

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

Sent on: Wednesday, August 6, 2025 8:56:16 PM

To: dasubmissions@

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

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

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

Newtown Performing Arts High School

Newtown North Primary School

Australia Street Infants School

Social housing areas

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

Increase vehicle traffic and delivery noise, especially late-night.

Block pedestrian mobility in the local area.

Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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

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

Sent on: Wednesday, August 6, 2025 11:58:23 PM

To: dasubmissions@

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

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

Hello,

I am writing to express my disapproval of the proposed McDonalds fast food outlet on King Street (D/2025/585).

I have been both a resident in Newtown, as well as a student and worker in the local area for many years. Newtown is a vibrant neighbourhood that celebrates its diverse local business and community atmosphere. The proposal to turn the existing site into a global fast food franchise open 24/7 is not in keeping with the independent, community ethos of our local area. The proposal also poses risks and negative impacts on the surrounding communities such as increased traffic from food delivery drivers, which already creates road hazards. Community sentiment is strongly opposed to this proposal and should be respected.

Kind regards,

[REDACTED]

Sent from my iPhone

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 6, 2025 11:00:22 PM
To: dasubmissions@
Subject: Submission - D/2025/585: 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Dear Cissy Li,

My name is [REDACTED], and I am writing to voice my concerns regarding the proposed development for 212-214 King Street, Newtown.

They can be summarised as follows:

Hours of operation:

A 24/7 operational schedule is not aligned with any other food / drink business currently in operation in Newtown and does not match the natural rhythm of the neighbourhood. This also puts pressure on small, pre-existing local businesses already operating within the same industry that cannot afford to operate the same hours.

Restroom facilities:

The current architectural plan shows that there are no bathrooms available for public usage within this business - not an issue during regular operational hours when public toilets are in operation / other businesses that have restroom facilities are also open. (which varies significantly with weekend / weekday hours). If this business invites congregation and food/drink consumption during these hours then a toileting strategy needs to be thought of for dignity purposes and to reduce public urination occurrences.

Disability:

The planning proposal states that employment is one of the main benefits to come from this development, but the access report also states that a) the staff areas are inaccessible to people with a (presumed physical) disability and b) that the owner/operator has already stated that none of the employees will be people with a disability. The report stated that a letter explaining this would be provided but I could not locate this in the documents. To approve of a workplace that appears to have discrimination embedded in its design without adequate - or any - reasoning provided seems in poor taste and not in the spirit of the Newtown I know.

I appreciate your time taken to read my thoughts on the matter.

My contact details are below:

Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]>
<[REDACTED]>
Sent on: Thursday, August 7, 2025 11:16:22 AM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

To Cissy Li,

I write on behalf of the [REDACTED] to formally object to **DA/2025/585**, which proposes a new fast food takeaway outlet directly adjacent to **Clem's Chicken Shop**, a long-standing and culturally significant business on King Street, Newtown.

While the business name is not disclosed, the floor plans, signage zones, and operational model clearly indicate a high-volume, fast-turnover outlet—most likely a **McDonald's franchise**, marking a return to King Street for a business that was previously rejected by the community.

As the governing committee of [REDACTED]—representing more than 170 businesses across King Street, Enmore Road, Australia Street, and Erskineville Road—we submit the following objections:

1. Incompatibility with Local Character and Planning Objectives

King Street is known for its diversity of small businesses and independent operators. This identity is supported by the **Local Centre zoning** framework and reinforced by the objectives of the **Special Entertainment Precinct (SEP)**. The reintroduction of a multinational chain undermines these values and the carefully cultivated mix of local offerings for local businesses and residents to enjoy.

2. Operating Hours Are Inappropriate for the Zone

The proposed **24/7 operation** is inconsistent with Local Centre zoning and directly contradicts the impending SEP framework, which will only allow trading until 2am - on a trail bias - and only with a DA in place. Extended trading of this nature introduces noise, waste, and traffic issues that are incompatible with a dense, mixed-use precinct like King Street.

3. Threat to Clem's – A Proven Local Business of High Community Value

Clem's Chicken Shop has traded successfully from this location for over 30 years. It has maintained affordable pricing as a matter of principle, even under immense commercial pressure. It is a resilient, well-loved institution. If McDonald's or a similar chain forces Clem's out, this would represent not just a commercial failure, but a **failure of planning protections** to preserve diversity in a designated Local Centre.

4. Negative Impacts on Public Amenity and Footpath Safety

The precinct has already seen a sharp rise in delivery-related congestion, footpath crowding, and rider safety risks since the recent opening of KFC nearby. Delivery bikes obstruct footpaths, cause noise disturbances, and are frequently parked in unsafe or illegal locations. This DA does not offer any viable strategy to manage those issues—and it will undeniably exacerbate them. There is no accountability on the business to manage the impact of uber delivery congestion as a barrier for entry to Clems and other adjacent businesses.

5. Lack of Demonstrated Community Need

There is no demonstrated demand for another mass-market fast food outlet in this location. A McDonald's already exists less than 2km away in Stanmore, on Parramatta Road with 24hr/7day trading in place. What this community needs is more planning support for **locally minded businesses to succeed**, not duplicated offerings from multinational operators.

6. Over-saturation of Similar Services

Fast food chains are now clustering within a small stretch of King Street, displacing independent operators and reducing business mix diversity. This risks turning a once-vibrant strip into a repetitive, chain-driven corridor, which undermines the long-term economic resilience of the precinct. Our footpaths are already inadequate to deliver support the volume of visitors local business already attracts.

7. Unmitigated Waste and Public Domain Impacts

While the applicant's Statement of Environmental Effects and Plan of Management may acknowledge waste management, the reality on the ground is different. **Branded litter from takeaway outlets ends up in public spaces**, bins are overfilled, and street cleaners cannot keep pace with the volume. The same impacts will occur here, and they will not be managed by patrons.

8. McDonald's is Not a Drawcard for King Street

A McDonald's franchise is not the kind of business that drives growth, character, or visitation to Newtown. It offers no strategic value to the precinct. What **King Street needs is deliberate planning intervention to support independent, adaptable businesses**, especially as rising rents push smaller operators out. We may not be able to control what landlords do—but we can and must protect those businesses that continue to trade with integrity, resilience, and community focus.

We strongly urge the City of Sydney to reject DA/2025/585. This proposal is inconsistent with zoning intent, SEP guidelines, public amenity protections, and community expectations. It duplicates existing services, threatens a long-standing local business, and adds no unique value to the precinct.

Newtown is not a fast food strip. It is a cultural and commercial village worth protecting.

Sincerely,

[Redacted signature]

[Redacted signature]

e. [Redacted email address]

w. [\[Redacted website\]](#)

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 6, 2025 7:34:56 PM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Objection to Development Application D/2025/585

24-Hour Fast Food Operation, Newtown

OBJECTION SUMMARY

I formally object to the proposed development application D/2025/585 for a 24-hour fast food operation in Newtown on the following planning and community grounds:

1. AMENITY AND NOISE IMPACTS

24-Hour Operations Inappropriate for Residential Area:

- The proposed 24/7 operation will generate significant noise impacts during sensitive night-time hours (10pm-7am)
- Newtown has a high density of residential properties that will be adversely affected by:
 - Late-night patron noise and antisocial behavior
 - Continuous delivery vehicle movements and loading activities
 - Air conditioning and extraction fan noise throughout the night
 - Waste collection and cleaning activities during early morning hours

Traffic and Parking Concerns:

- 24-hour operation will exacerbate existing parking shortages in Newtown
- Increased vehicle movements will impact local traffic flow
- Late-night drive-through operations (if proposed) will create noise disturbance
- Delivery vehicles will conflict with resident parking and access needs

2. INCONSISTENCY WITH LOCAL CHARACTER AND PLANNING OBJECTIVES

Conflict with Newtown's Village Character:

- Newtown is recognised for its unique cultural identity, independent businesses, and community-focused retail environment
- Large-scale chain operations undermine the area's distinctive character that attracts residents and visitors
- The proposal conflicts with planning objectives to maintain and enhance local character
- 24-hour operations are inconsistent with the predominantly residential and small-scale commercial nature of the area

Planning Policy Considerations:

- The application may conflict with Sydney Local Environmental Plan objectives for maintaining neighborhood character
- Potential inconsistency with Development Control Plan provisions regarding hours of operation in mixed-use areas
- The cumulative impact of adding another fast food outlet may exceed sustainable levels for the area

3. COMMUNITY HEALTH AND SOCIAL IMPACTS

Public Health Concerns:

- McDonald's promotes unhealthy eating habits that contribute to obesity, diabetes, and other diet-related diseases in our community
- We do not need another fast food chain providing simply unhealthy food for our community
- 24-hour availability of junk food increases access to poor nutrition options, particularly affecting young people and vulnerable populations
- The proposal directly conflicts with public health objectives to improve community dietary outcomes

Ethical and Social Justice Concerns:

- McDonald's is actively involved in human rights abuses by providing free meals to soldiers participating in the genocide and human rights abuses against Palestinians
- On this basis, any McDonald's store opened in Newtown would be subjected to active protests from the broader community who oppose these human rights violations
- The company's support for military actions that violate international law creates legitimate community opposition
- Introducing this chain will create ongoing community tension, protests, and civil action that is entitled and needed in our democratic society however will negatively impact residential amenity and other local businesses

Community Values Conflict:

- Large unethical food chains go directly against the community values Newtown has always stood for
- Newtown's identity is built on locally owned businesses that bring a sense of culture and pride - large chains do not
- The McDonald's brand is associated with corporate practices that the Newtown community actively opposes

4. INADEQUATE CONSULTATION AND ASSESSMENT

Community Engagement Deficiencies:

- Insufficient consultation with affected residents and local businesses
- Failure to adequately assess cumulative impacts with existing late-night venues
- No apparent consideration of alternative operating hours that would better suit the local area

Environmental and Social Impact Assessment:

- Inadequate assessment of noise impacts on nearby residential properties
- Insufficient analysis of traffic and parking impacts
- No consideration of waste management impacts from 24-hour operations

5. ALTERNATIVE SOLUTIONS

If any fast food development is to be considered in this location, I submit that:

- Operating hours should be restricted to reasonable daytime/evening hours (e.g., 6am-11pm maximum)
- Preference should be given to local operators who align with community values
- Comprehensive acoustic assessment and mitigation measures should be required
- Traffic and parking management plans must address community concerns

CONCLUSION

This application for 24-hour fast food operations is inappropriate for Newtown's residential and village-style commercial environment. The proposal will create unacceptable amenity impacts, conflicts with local character objectives, and fails to serve the best interests of the community.

I urge Council to REFUSE this application. If you choose to approve this application, we the community will oppose it and at a minimum require you impose strict conditions limiting operating hours and requiring comprehensive impact mitigation measures.

I request to be notified of Council's determination and any future modifications to this application.

Submitted by:

[REDACTED]
[REDACTED]
[REDACTED]

Submitted on 6/08/2025

Declaration: I have not made any political donations or gifts to City of Sydney councillors, their parties, or contractors in relation to this application.

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

Sent on: Wednesday, August 6, 2025 5:26:45 PM

To: dasubmissions@

Subject: D/2025/585

Caution: 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 opposed to the MacDonalds development as it is not in keeping with Newtown's cultural appeal. We should be supporting small local businesses and not large corporations' fast food outlets. It's bad enough there is a KFC when there are already many diverse chicken shops on King Street. Adding a MacDonald's brings down the appeal of the high street as it's so mainstream and boring when we're trying to keep Newtown wierd. MacDonald's are already located in shopping centres like Marrickville Metro and Broadway where they belong. We don't need more MacDonalds in the inner west.

Regards

[REDACTED]
[REDACTED]
[REDACTED]

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

Sent on: Wednesday, August 6, 2025 8:42:11 PM

To: dasubmissions@

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

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

Dear Ms Li

Re: LETTER OF OBJECTION to Development Application D/2025/585

I'M SORRY, WHAT?? ARE THEY SERIOUS?

Yes, I'm afraid that was our reaction to reading Development Application number D/2025/585, in respect of a proposed McDonalds restaurant on King St, Newtown.

And it seems they are serious, so we write to object. Vociferously and in the strongest terms. Allow me to count the ways.

We live approximately 200m away from the site in question, in Watkin Street. We are quite certain this appalling proposal will negatively affect us, our fellow residents in this and nearby streets, and indeed people right throughout Newtown. This 'restaurant' will be a stain on our suburb that, far from adding to its vibrancy, will further undermine its much-loved quirkiness and raise in its place a shrine to soullessness – the very opposite of Newtown's character, which is the reason why people choose to visit and live here.

The proposed 24/7 operation (again – I'm sorry, WHAT?) will, at the most benign end of the spectrum, prove a magnet for boozed up partygoers looking for their post-bender feed, with everything that implies about shrieking, litter, and vomit around our homes – which, let's not forget, are just metres away. At the more concerning end, it will bring yet more violence into our suburb (which is clearly anticipated, given the inclusion of a response plan for armed robbers and anti-social elements) and make our streets less safe.

What possible justification is there for a 24/7 food operation in Newtown? No reason or rationale is offered. There are no other 24/7 food and drink vendors operating in King St. Surprise! That's because it's a terrible, terrible place to put one. They belong in motorway petrol stations, airports and railway termini, and other places a decent distance away from where people are trying to mind their own business and get some sleep. What happens in these places? Awful things, that's what (and I'm not just referring to the 'food'). Consider the McDonalds in Parramatta Road, Stanmore. Is that an ornament to that locale, as this application tries to make out the Newtown one will be? No, not exactly – in 2015, a [woman assaulted two workers](#) because she didn't think they served her chips fast enough; in 2017, a teenager was [attacked with an axe](#) there; in 2018, a man started a [fire in the toilets](#); in 2021, a man was [found stabbed](#) in the car park. There isn't a car park planned in this Newtown proposal, so perhaps the stabbed people will be out in the street? Perhaps in our street?

But why be dramatic when it's enough to focus on the everyday antisocial behaviour this proposal will bring in its wake. We have a taste already of mobs of delivery drivers taking up car spaces, revving their motors and talking loudly feet from our front door. That will increase, and so will outright loutishness in our streets (littering, public urination including into front gardens, vomiting etc).

The lack of parking is a real concern because the application at one point notes (SEE, section 5.4.1, p10) that there "are only 20 internal seats and in addition, food and drink is packaged, encouraging most patrons to consume their food off site". Great, where will this food be consumed? In the nearby lanes and streets, naturally. As the application also notes (section 6.8.2, p18), a "large percent of patronage will come from people traveling through the area", ie people not from Newtown. So they will need somewhere to park, and as McDonalds has chosen a completely unsuitable location and doesn't have a car park, they will be parking in already crowded streets such as ours, at all hours of the night, and no doubt eating their food, dropping their litter, and talking loudly while there to boot.

I note the application also claims (6.8.2, p18) that the development will "have a widespread economic benefit". I think that's a typo and they meant to say 'economic blight'. Other traders believe McDonalds will use their economy of scale to outcompete them and [drive them out of business](#). Not such a win then.

In short, we ask Council to reject this dreadful proposal. Far from being sympathetic to the cherished character of Newtown, it is an affront to it. It is quite literally anti-Newtown and should have no place here.

Yours sincerely

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

Sent on: Thursday, August 7, 2025 9:04:25 AM

To: dasubmissions@

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

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

Hello,

Thank you for the chance to respond to the proposed 24/7 McDonalds on King St.

I am a local resident. I do not object to McDonalds per se, nor food chains or fast food. I very occasionally go to the Stanmores McDonalds. I specifically object to McDonalds on King St.

I object for three reasons: impact on fair competition, impact on culture of King St, impact on community expression.

A McDonalds on King St would take away trade from local, independent fast food businesses, especially other burger shops, and similar price points to McDonalds. It would take away trade not through 'fair competition' but unfair competition.

McDonalds competes with all the enormous economic advantages of the second largest fast food chain in the world. It gives its franchisees lower day-to-day operating costs. It has far higher advertising power (shop frontages appear equal, but the brand awareness of McDonalds is not remotely equal). It has much more capacity to ride out downturns and shocks. It has enormous tech infrastructure and capacities. Local operators cannot compete with these advantages. If a McDonalds opens, it would do well because of unfair competition. I do not believe Inner West Council, the local business community or the local community more generally support this.

On the cultural impact of having McDonalds on King St:

The second biggest fast food chain in the world is anathema to the ethos of King St. Inner West Council has done a wonderful job of helping King St stay unique and supporting single operator independent local businesses, as well as some food and retail chains. The unique character is hard to create, and much easier to erode. McDonald's does not introduce a new choice. There are many burger joints already, including fast food burger chains. There are also 24/7 choices - Oportos is open until 5am, and the McDonalds at Stanmore is 24/7.

Lastly, returning to the reality of the enormous resources of the company, and the history of using it to attempt to limit political expression (McLibel is the most obvious example), I am also mildly concerned how a McDonalds could impact political culture in our community. These kinds of concerns almost always seem overblown beforehand and only justified well in hindsight. I do not mind sounding a little dramatic, given the potential risk.

With thanks for all council does and best wishes to all involved in this process.

[REDACTED]

[REDACTED]

Aus: [REDACTED]

[REDACTED]

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

Sent on: Wednesday, August 6, 2025 8:01:58 PM

To: dasubmissions@

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

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

I don't support this DA

[redacted]
[redacted]
[redacted]
[redacted],
NSW , 2049
[redacted]

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

Sent on: Thursday, August 7, 2025 7:54:17 AM

To: dasubmissions@

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

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

I think we can all agree Maccas doesn't align with the values of the community in Newtown. Newtown is a particularly unique hub of small business in Sydney which would be compromised by the presence of such a grossly capitalist chain.

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

Sent on: Wednesday, August 6, 2025 6:58:46 PM

To: dasubmissions@

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

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

Don't. Don't build the McDonald's.

- Bad for local business.
- Bad for public health.
- Bad for Newtown image.
- Bad for ethical practice.
- Just bad, and you know it.

There are locally grown, owned and operated restaurants in Newtown that are known for their signature dishes across the globe and you want to take a spot that might be the site of the next one of those and put a clown burger on it? Don't be McDickheads.

Please don't permit the McDonald's in Newtown, and if you do I promise I will use no other bathroom for as long as I live in the inner west.

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

Sent on: Thursday, August 7, 2025 12:22:24 AM

To: dasubmissions@

Subject: D/2025/585

Caution: 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 strongly oppose the opening of the new proposed McDonald's in North King St in Newtown.

1. Newtown is renowned for its varied and authentic multicultural cuisine. I frequently eat at Thai joints, vegan joints, Egyptian, Turkish, you name it... An unhealthy, expensive fast food franchise such as McDonald's completely contradicts this character.
2. McDonald's is a major boycott target of the BDS movement for Palestine as it is complicit in the Israeli occupation of Palestine and provides free meals to IOF soldiers as they commit genocide in Gaza. Pro-Palestine sentiment is very strong in Newtown and this business would be heavily boycotted in the area and face disruptions. I would personally ensure that is the case.
3. Why on Earth would you open a new US-owned fast food franchise, from one of the most widely known immoral and disgusting companies in the world, in Newtown? Honestly, it beggars belief. Apart from anything else, the food is disgusting.

I oppose this proposal infinitely much, forever and ever.

Sincerely,

[REDACTED]
Sydney

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

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

Sent on: Wednesday, August 6, 2025 6:11:10 PM

To: dasubmissions@

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

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

Hello

I would like to leave feedback in disagreement of a McDonald's in Newtown. Small businesses have suffered tremendously over the years and it has a thriving, local community that needs to not be overrun with fast food chains. Since KFC came to Newtown, there is so much more litter on the streets (from KFC) scattered from end of night late feeds. There is already one in stanmore AND Marrickville metro AND Waterloo, which are all close enough

Thank you!

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 1:10:48 PM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

We don't want a McDonald's in Newtown! It will ruin the unique culture of the area which we should be maintaining and supporting as it bounces back post Covid and lockdown laws. There are McDonalds everywhere and we don't want one here.

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

Sent on: Thursday, August 7, 2025 12:08:28 PM

To: dasubmissions@

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

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

Hello,

I do not agree with a McDonald's or major multinational food chain coming into the inner west.

It is a vibrant and diverse community with plenty of local businesses which rely on the patronage associated with the entertainment precinct and night life.

We also have an issue with rubbish and waste, throughout the country the worst offenders of littering always seem to be consumers of McDonald's.

In Newtown and enmore after the weekends the streets and laneways are littered with rubbish.

I feel that a mcdonalds in this area will exacerbate the problem.

It will also change the dynamic of the area, and the visiting demographic.

I reject all attempts to turn Newtown into a kings cross, which seems to be what is occurring since lockout laws.

Thank you for your considerations in this.

Regards,

A Newtown local of 10 years

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

<[REDACTED]> <[REDACTED]>

Sent on: Thursday, August 7, 2025 1:27:11 PM

To: dasubmissions@

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

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

Hi there, hope you're well!

I am a resident of [REDACTED], writing to express my alarm and ardent opposition to a proposed 24/7 McDonald's store on 212-214 King Street.

I have major concerns about the impact of traffic and, in particular, parking on Watkin Street and the surrounding residential lanes. It is very difficult for residents to park on Thursday and Friday nights, and for the entire weekend. Sometimes I park so far away during these times I have to take a Limebike from my car back home. This situation as it stands is not ideal but manageable, although it is taxing on two of my housemates who have health issues.

A major part of the parking glut is caused by food delivery drivers who sit in their vehicles waiting to pick up food. This problem has significantly worsened following the opening of KFC at the top of the street recently. Adding another fast-food retailer, especially a 24-hour one, will make it even worse, ruin the liveability of Newtown's surrounding residential streets and force out long-term residents who make this area so special. Of course the streets near Newtown will always be busy and that's how we like it, but we are asking council to help maintain balance between community comfort and safety, and the wants of an international corporation.

Further, we are deeply concerned about what the council is letting happen to Sydney's most infamous area of independent spirit, business and community. There's a legion of excellent independent restaurants for late-night customers, including the iconic, community-focused Clem's right next door to the proposed McDonald's. Council has an opportunity here to defend one of Sydney's last corners where the nightlife and retail scene is pumping, while maintaining a safe, quiet village feel for the surrounding residents who make Newtown one of Sydney's best suburbs. Another multinational fast-food giant will ruin this special balance and Newtown's considerable heritage value. A McDonald's is just not necessary and we do not want it here.

To summarise, the introduction of a fast-food retailer in KFC has already made our home less accessible and greatly intensified pressure on parking for residents. More pressure from another unwanted fast food giant is not acceptable.

Thank you very much for considering these concerns, we appreciate it!

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:48:26 PM

To: DASubmissions <DASubmissions@c

Subject: FW: D/2025/585 – Objection to Proposed McDonald's, King Street Newtown

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

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, 5 August 2025 4:55 PM
To: DSubmissions <DSubmissions@c [REDACTED]>
Subject: D/2025/585 – Objection to Proposed McDonald's, King Street Newtown

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

Dear City of Sydney Council,

I am writing to object to Development Application D/2025/585 for the establishment of a 24-hour McDonald's on King Street, Newtown.

While I understand the role of commerce and development in our city, this particular proposal represents an unacceptable erosion of Newtown's character, amenity, and community health.

Newtown's appeal lies in its independent businesses, walkable streets, and distinctive urban culture. A multinational fast-food outlet operating 24 hours a day in the heart of this precinct will inevitably:

- * Increase congestion and noise from delivery vehicles, late-night patrons, and constant operational activity.
- * Generate litter in the form of packaging and food waste, further straining council's waste management efforts and degrading the streetscape.
- * Undermine local business diversity by displacing smaller, independent food operators that contribute to the suburb's uniqueness and economic resilience.
- * Alter the ambience of the area, replacing warm, community-oriented spaces with the homogenised aesthetic and commercial cadence of a global chain.

This proposal is inconsistent with the long-standing identity of King Street as a hub for local culture and small business. Once lost, this character cannot be easily restored.

I urge Council to consider the cumulative social, cultural, and environmental costs of such a development, and to reject this application in the interest of preserving Newtown's distinctiveness, community health, and quality of life.

Thank you for considering my submission.

Regards,

[Redacted]

[Redacted]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:49:34 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 7:03 AM

To: DSubmissions <DSubmissions@c

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

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

KEEP NEWTOWN REAL

- the litter would be terrible
- food delivery drivers a mess and more accidents • awful street scape • anti social behaviour • vermin

McDonald's does not belong in Newtown!

Thanks,



Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:53:21 PM

To: DASubmissions <DASubmissions@c

Subject: FW: D/2025/858

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 8:43 AM

To: DASubmissions <DASubmissions@c [REDACTED]>

Subject: D/2025/858

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

Dear Inner West Council.

I object to the application for a 7 day a week 24 hour McDonalds in King street Newtown, for the following reasons :

Does not fit the character of Sydney's longest stretch of Victorian Hight Street shopping

24 hours attracts undesirable elements to the area Rubbish and behavioural concerns Newtown's Night time venues have worked together to ensure Newtown is a safe place to visit and enjoy a night out. Having 24 hour food available goes against this ethos.

Detracts from the unique and diverse food options already available Detracts from the independent nature of the vast majority of shops along the stretch

Please consider my above listed concerns.

Kind regards,

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:53:27 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED]

Sent: Wednesday, 6 August 2025 12:58 PM

To: DASubmissions <DASubmissions@c [REDACTED]

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

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

No to mcdonalds, due to litter, cultural decay and creating a dangerous place to congregate for troublemakers..

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:53:43 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 1:14 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

We do not need another corporation on king street. Especially if it's going to be a McDonald's. There are plenty of small businesses locally owned that operate late in to the evening. This will take away from the community environment in the area and disturb and hinder local businesses.

Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:54:05 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 1:24 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Hi,

I have been a resident of Newtown for the past five years.

Newtown is probably one of the most amazing suburbs we have in Sydney and the one with the most beautiful vibe and nightlife made by local restaurants and places.

I think that having institutions like MacDonald and KFC etc, truly ruins the vibe of this area, killing the most important part of it which is the community of the locals.

Every single sad suburb of Sydney has these types of food chains, they promote unhealthy habits and lifestyle and makes every place look the same.

As a local, I don't want to have drunk people that leave pubs in the search for the "cheap" burger and chips to feed themselves and leaves even more garbage around.

I hope that we can keep MacDonald away from Newtown.

Kind regards

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:54:12 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 1:26 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

I do not support the application for the Newton McDonalds. Newtown already has more than enough fast food and by adding one of the biggest fast food chains in the world it will taint the local, community vibe that Newtown has even further. It's completely unnecessary and there's already plenty of great food options on King Street, and by adding another fast food chain to the mix, it would disrupt the business of the locally owned restaurants.

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:54:24 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 1:33 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Please open the McDonald's

Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:54:30 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 1:51 PM

To: DSubmissions <DSubmissions@c [REDACTED]>

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

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

I'm a resident of Newtown, I object to this development, it will be detrimental to our suburb and is not needs in any way.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

M: [REDACTED]

[REDACTED] >

Sent from my iPhone

From: [REDACTED] <[REDACTED]>
Sent on: Wednesday, August 6, 2025 3:43:58 PM
To: Cissy Li <CLi1@c[REDACTED]>
CC: DASubmissions <DASubmissions@c[REDACTED]>
Subject: D/2025/585 212-214 King Street NEWTOWN NSW 2042
Attachments: Objection_DA2025585.pdf (158.17 KB)

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

Please find attached my objections to McDonalds proposed development.

--

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
6 August 2025

Cissy Li
City of Sydney Council
Development Assessments

To Whom It May Concern,

Objection to Development Application D/2025/585, 212-214 King Street NEWTOWN NSW 2042

I am writing to express my strong opposition to Development Application D/2025/585, which proposes the establishment of a McDonald's restaurant at 212–214 King Street, Newtown. My concerns focus on the potential negative effects on the area's amenity, heritage value, safety, public health, noise levels, waste handling, and traffic flow.

1. Heritage and Local Character Impact

King Street is part of a heritage precinct known for its unique charm and diverse local enterprises. A 24/7 fast-food chain undermines both local and state planning goals that emphasise preserving this distinctive character. The site also falls outside of a Special Entertainment Precinct (SEP) and fails to align with NSW Government placemaking guidelines promoting developments that enrich community identity and well-being.

2. Land Use Conflict

The Statement of Environmental Effects misrepresents the area's nature. While commercial, the zone includes around 120 residential units and 7 houses near Brown Lane. A 24/7 fast-food outlet would disrupt the peace and balance of this mixed-use neighbourhood.

3. Noise and Disturbance

Increased Noise Pollution: Operating a fast food restaurant 24/7 is likely to cause significant noise during late-night and early morning hours, including vehicle traffic, car horns, engine idling, loud conversations, and delivery operations, disrupting the peace and quiet of nearby residences.

- Attraction of Anti-Social Behaviour: Extended trading hours often attract loitering, intoxicated individuals, and groups exiting nearby venues, which may lead to fights, public disturbances, vandalism, and intimidation of residents.

- **Public Safety and Security Concerns:** Continuous operation may require additional policing or private security due to increased foot traffic from potentially intoxicated or disorderly individuals during the night.
- **Increased Litter and Waste:** Extended hours mean more takeaway consumption at all times, resulting in a higher likelihood of littering in public areas, streets, and private properties, especially late at night when council cleaning services may not be operating.
- **Loss of Residential Amenity:** A 24-hour business undermines the residential character of the area, impacting residents' ability to enjoy a quiet and safe environment, particularly during traditional rest periods.
- **Disturbance from Delivery Services:** The movement of delivery drivers (motorbikes, cars) during night-time hours adds to noise and traffic disruption, particularly with engines revving, door slamming, and gathering outside the premises.
- **Light Pollution:** Continuous operation will likely result in illuminated signage and lighting inside and outside the premises during all hours, affecting sleep quality for nearby residents.
- **No Demonstrated Community Need:** There is no compelling justification for a fast food outlet to operate around the clock in this location, particularly given the availability of similar services during standard hours elsewhere in the area.
- **Precedent for Further 24/7 Trading:** Approving this DA could set an unwelcome precedent, encouraging more 24-hour operations in residential or mixed-use areas, further degrading neighbourhood amenity.
- **Lack of Effective Mitigation Measures:** The DA does not appear to include comprehensive strategies to mitigate the specific impacts of late-night trading on the surrounding community.

4. Safety Issues – Traffic, Pedestrians, Cyclists

The lack of dedicated parking (only 20 seats) leads to dependency on street access and Brown Lane, posing several risks:

- Large delivery trucks (e.g., 2300mm-wide Volvo FLs) would obstruct traffic and the Brown Street intersection.
- Deliveries in a no-stopping zone are both unlawful and hazardous.
- The lane is heavily trafficked by pedestrians and cyclists due to its proximity to WJ Thurbon Reserve and absence of footpaths.

5. Litter, Waste, Odour, and Food Safety Concerns

- A perforated roller door could release strong odours.
- The sloped flooring could cause stormwater contamination.
- The Waste Management Plan lacks adequate bin capacity, necessitating more frequent and disruptive waste collections.
- Food deliveries via the rear laneway, next to waste bins, conflict with basic HACCP food safety standards.

- Complaints about similar issues at other McDonald's locations suggest these are not isolated incidents.
- Littering at WJ Thurbon Reserve is already a concern. A 24/7 business would likely worsen this, particularly from car patrons. Voluntary weekend litter patrols as proposed by McDonald's will not be sufficient.

This development proposal clashes with the goals for the King Street Heritage Precinct and threatens local livability, public health, and safety. I respectfully urge the Council to decline DA D/2025/585 to maintain the area's character and community well-being.

Please contact me if additional information is needed to support this objection.

Yours sincerely

A large rectangular grey box redacting the signature and name of the objector.A small black rectangular box redacting a line of contact information, likely a phone number, with a grey box below it redacting another line.

From: [REDACTED]
Sent on: Thursday, August 7, 2025 2:21:39 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
CC: [REDACTED]
Subject: Attention Cissy Li: D/2025/585 - 212-214 King Street NEWTOWN NSW 2042
Attachments: Objection to McDonalds in Newtown [REDACTED] (194.12 KB)

Follow up: Follow up
Follow up 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.

Dear Cissy

Attached is a submission for D/2025/585 at 212-214 King Street Newtown.

Thank you for this opportunity to comment.

Kind regards

[REDACTED]

D/2025/585

Objection to McDonalds in Newtown

Attention Cissy Li

7 August 2025

Dear City of Sydney

We are owners and residents at [REDACTED], and our apartment faces the [REDACTED] intersection as well as the rear of 212-214 King Street Newtown. We enjoy living close to the night life of Newtown, and love its mix of unique and inventive shops, cafés, restaurants, pubs and wine bars. We urge the City of Sydney to reject the proposal by SLR Consulting Australia PTY LTD for a 24/7 McDonalds fast-food outlet on King Street Newtown for the following reasons:

Quick summary

- Approval of this McDonalds outlet would represent a complete lack of imagination by the City of Sydney Council and would **cheapen the Newtown alternative lifestyle experience** that brings thousands of visitors to the famed dining and pub/wine bar precinct.
- There are **5 McDonalds within a 2km radius** of 212-214 King Street. **Newtown does not need one.**
- To be profitable, the proposal for Newtown will **need to operate as a high-volume 24/7 food courier service outlet**, which is unsuitable for the busy King Street restaurant and café strip.
- The 24/7 nature of the proposal will **massively increase late night/early morning traffic movement and antisocial behaviour on the residential Brown Street** as the bars, pubs and clubs close on King Street and in the City.
- McDonalds represents **unfair competition for local businesses**, including our close neighbours, Clem's Chicken and the Pie Tin, which are immediately adjacent to the proposal.
- The **anonymity** of the DA proposal is **an acknowledgement by the applicant that the outlet is unsuited to the precinct** and will face huge opposition from residents and locally grown eateries.

Detailed response to this application

The application from SLR Consulting Australia Pty Ltd makes no mention of McDonalds Australia Pty Ltd. While this is likely an accepted practice, it is **a level of dishonesty that is dismissive of the interests of Newtown residents and small business**. If this food outlet is permitted, McDonalds will continue as they have started: disregarding local streets, community and businesses, and with their access to vast financial resources\ and anticompetitive behaviour they will undercut the local take-aways and restaurants. This application is an example of **a type of exploitative development that leads to the death of interesting entertainment precincts like Newtown**.

There are 5 McDonalds outlets within a 2km radius of 21-214 King Street

McDonalds has outlets in Stanmore, Marrickville Metro, St Peters, Railway Square and Waterloo. Another one in Newtown is not needed.

Operating 24/7 is completely unacceptable

The **St Peters, Stanmore and Railway Square outlets already operate 24/7**, the presence of another 24/7 McDonalds right in the middle of King Street is unacceptable, particularly given the closing hours of other businesses on the street.

Proximity to residences

- This proposed 24/7 McDonalds lacks the parking and dining opportunities that would normally reduce disturbance to local residents. The 24/7 outlets at Stanmore and St Peters are distanced from residential properties and have plenty of parking and indoor dining to accommodate late night patrons.
- The Railway Square outlet is open 24/7, and is not in a residential strip.
- The Waterloo McDonalds, also with plenty of parking, closes at 2am, and this is likely due to its positioning in a residential precinct.

Hole in the wall courier service

- The large kitchen areas being proposed at 212-214 King Street indicate **a more ambitious business than serving the 3 indoor tables** and the occasional passing trade. This investment will need to churn out vast quantities of take-aways to make a return.
- The inference from the floor plan is that **this outlet would target food courier pick-ups**, which is not suitable to the busy King Street precinct with its traffic congestion and narrow one-way streets.
- The number of **food courier bikes** already congregating on King Street (and riding on the footpath) will escalate, and is already a problem that is **being policed poorly**.

Traffic, antisocial behaviour, lack of toilets, waste management

- The **traffic movements in Brown Street**, the nearest side street, **will increase enormously in the late evenings and early mornings**, not only from food couriers, but especially from cars of revellers dropping in on the way home along the Princes Highway (King Street) after closing time at city night venues.
- 24/7 trading will **bring antisocial behaviour to King Street and Brown Street** in particular from the activity mentioned above. There would be an **increase in petty crime, vandalism, graffiti** and calls to Newtown Police.
- At **[REDACTED] alone** (directly opposite Clems Chicken and the back of 212-214 King Street) **there are 47 households in this strata property facing Brown Street and Buckland Lane/Brown Lane**, which will bear the brunt of late night/early morning disturbance, including McDonalds **patrons using our gardens and outdoor carpark as locations to sit and eat. Our strata plan may be forced to invest in taller fencing and more security cameras to deal with this activity.**
- **Buckland Lane is commonly used as a public toilet** for males needing to urinate, particularly at the back of 202 King Street. The proposal offers no public amenities,

and there are none in the local area, so this is another reason to reject 24/7 operation.

- We are already finding KFC wrappers in the grounds of [REDACTED] and McDonalds **wrappers will be everywhere.**
- What measures will the City of Sydney put in place to deal with the increase in food containers being discarded in the streets? How will Council deal with food and packaging being dumped into the incorrect bins on bin nights?

Not in the spirit of Newtown

- This proposal is completely against the spirit of Newtown with its unique destination eateries, alternative pubs and bars, and boutique stores.
- The very unfortunate approval of a KFC outlet opposite the Newtown Hotel was a deep disappointment to the local community because this is not appropriate development for the area, and **does not support the City's long publicised aim to build local villages with vibrant and inventive social and night life.**
- **McDonalds and KFC represent homogenisation, "shopping-mall-isation",** and the start of a run-down in the interest and quality of the dining and entertainment experience in Newtown.
- The City of Sydney has **already lost the vibrancy that once existed in Kings Cross and Oxford Street.** Newtown has been a jewel in Sydney's street culture for decades, and it should not be tarnished by this proposal.

Newtown is all about change, pushing boundaries and innovation – a place where doing something different has been the soul of the place. We love that Newtown will continue to evolve, and our submission is not about a "fear of change", but it is a call to the City of Sydney to reject "more of the same".

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 3:13:31 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Fwd: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

Follow up: Follow up
Follow up 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.

To Whom It May Concern,

I am a resident of [REDACTED] and I am writing to formally object to the proposed Development Application for a 24/7 food business in this area.

The introduction of a round-the-clock operation raises serious concerns, particularly in relation to increased traffic and its impact on our already congested streets. Currently, the volume of delivery drivers servicing existing food businesses places considerable pressure on local parking. Residents often struggle to secure nearby spaces, and the continuous circulation of vehicles—especially during late-night hours—would only worsen this situation.

Furthermore, the proposal does not adequately consider the effects of grease trap maintenance and waste removal, which will place additional strain on the surrounding laneway network, including Buckland Lane and Brown Lane. These lanes already experience frequent blockages due to garbage trucks, with vehicles often forced to reverse out or wait because of the narrow street width. The introduction of additional service vehicles for grease trap extraction would only intensify these problems. At present, odours from waste-related activities are already intrusive, and the increased volume of waste processing is likely to make this issue more severe.

It is also troubling that the Air Quality Impact Assessment fails to provide sufficient information regarding the servicing of the grease trap. There is no detail about the frequency of maintenance, the location of access points, or how this process will be managed to minimise odour, noise, and disruption to residents. This lack of clarity on such a fundamental operational issue is unacceptable, particularly in the context of a 24/7 business.

In addition, the submitted Crime Prevention Through Environmental Design (CPTED) report is inadequate. Its focus on the delineation between public and private spaces is already addressed by the existing business, and it offers no tangible strategies to manage the heightened risk of antisocial behaviour typically associated with late-night trading. A venue

operating at all hours requires proactive, well-considered safety measures to mitigate disturbances, loitering, and other negative impacts during the early morning hours.

Lastly, the proposed façade treatment incorporates excessive commercial branding that is visually disruptive and inconsistent with the surrounding streetscape. It fails to respect the heritage character, detailing, and subdued colour palette that define Newtown's built environment. The design appears more suited to a commercial strip of chain outlets than to the fine-grain, eclectic character that distinguishes this neighbourhood. As such, it runs counter to the desired future character of the King Street precinct and its adjacent areas.

For these reasons, I strongly object to the approval of this Development Application.

Sincerely,

[REDACTED]

m. [REDACTED] | e. [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: "[REDACTED]" <[REDACTED]>
Date: 7 August 2025 at 1:48:28 pm AEST
To: DASubmissions@[REDACTED]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

To the Sydney Council,

I am writing as a resident of [REDACTED] to express my strong opposition to the proposed 24/7 McDonald's at 212-214 King Street. The development would be a detrimental addition to our community.

We are already struggling with the impact of recent fast-food outlets, and this proposal would worsen the situation significantly. Our key concerns include:

- **Traffic and Parking:** The residential streets are already at capacity, particularly on weekends and evenings, due to food delivery drivers and customers. A 24-hour McDonald's would make this an unmanageable daily crisis.
- **Noise and Safety:** A 24/7 operation will bring increased noise from idling cars, delivery vehicles, and late-night patrons. This will disturb the peace of our neighborhood and create new safety concerns for residents.
- **Heritage and Community:** Newtown is defined by its independent businesses. Introducing a multinational chain would undermine the unique local culture and heritage that the Council should

be protecting.

We urge the Council to reject this proposal and prioritise the well-being of the residents who call Newtown home.

Yours faithfully,



From: [REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 10:04:11 AM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

Hi there,

I am a resident of Newtown, living with my partner and 7 year old on [REDACTED] street. My partner and I have lived in the area for over 20years and strongly oppose the proposed McDonald's development. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

Increase vehicle traffic and delivery noise, especially late-night.

Block pedestrian mobility in the local area.

Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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

Yours in kind



From: [REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 8:46:23 AM
To: DASubmissions <DASubmissions@[REDACTED]>
Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

[REDACTED]

Dear Sir/Madam - I am writing to urge Council to reject the proposed McDonalds in King St Newtown. I love Newtown's unique vibe - slapping a McDonald's down in the middle of it will destroy the uniqueness. Please don't do this.

Regards

[REDACTED]

Sent from my Galaxy

From: [REDACTED] <[REDACTED]>

Sent on: Thursday, August 7, 2025 2:07:22 PM

To: DASubmissions <DASubmissions@c[REDACTED]>

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

Dear Cissy Li,

As a local resident who has lived in Newtown for more than 10 years, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. Having a McDonald's outlet would disrupt this character by:

- Inviting people from other suburbs who aren't necessarily interested in Newtown's unique character and what it has to offer.
- Increase vehicle traffic and delivery noise, especially late-night.
- Block pedestrian mobility in the local area.
- Cause parking issues in an already crowded area.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Environmental Concerns

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

The waste management plan includes a recycling bin that is undersized for the expected volume of

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

Conclusion

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

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent on: Wednesday, August 6, 2025 7:04:38 AM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: TRIM CM: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

Newtown Performing Arts High School

Newtown North Primary School

Australia Street Infants School

Social housing areas

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

Increase vehicle traffic and delivery noise, especially late-night.

Block pedestrian mobility in the local area. 1071

Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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



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

Sent on: Thursday, August 7, 2025 1:27:07 PM

To: dasubmissions@

Subject: Re: D/2025/585 212-214 King Street NEWTOWN NSW 2042

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

Dear Council,

In my previous email I left out another hot food shop, GrillMasterz. I also misnamed Oporto Chicken - it is actually Ogalo.

Rubbish from these take away shops is littered in the back lanes and streets.

Again, please keep my contact name and contact details confidential. I do not consent to their release to the public.

thank you.

On Wed, 6 Aug 2025 at 13:49, [redacted] <[redacted]> wrote:

Dear Council Assessors,

Re: **D/2025/585**

212-214 King Street NEWTOWN NSW 2042

I strongly object to the development.

The location of the proposed development is too close to residential areas. To the back residences on Brown street, then across King street are Church, Hordern, Egan and O'Connell streets.

My main objections include:

- Excessive trading hours of 24/7
- Odour
- Increased traffic and people impact on the local residents and area
- Increased dangers of food delivery services, especially through the back residential streets,

Not in keeping with the character of the area.

I strongly object to the 24 hour/ 7 days trading. This is excessive. These extended opening hours significantly impacts on the ability of local residents to have peace and quiet at night. The availability of open businesses brings extra burden on the area, including noise, offensive smells, extra traffic and street litter. The area is still residential a mere one street back from King street for its entire length.

The offensive odour of frying food will greatly contribute to the cumulative odour emissions from the surrounding food business already making bad smells. . Existing businesses - namely Broaster Chicken, Oporto Chicken, Newtown Pork Rolls, Guszman y Gomez, El Jannah and KFC - already emit strong smells. Despite my previous complaints, Council has not acted to mitigate the existing situation. The lived experience of residents, whose amenity and quiet enjoyment of their homes has been routinely ignored by council. As we come into warmer weather, it is impossible to have an open window without wanting to throw up.

The streets around Newtown are residential in nature. They are narrow and not designed for modern large and heavy vehicles or high traffic volumes. There is already an increased load on the streets. Road rage is common as drivers try to use the narrow streets. A 24- hour food retailer will attract even more people. This means increased cars and people, more anti-social behaviours such as milling on streets late at night, loud conversations in person and on mobile phones, shouting and excitable behaviour.

The food delivery riders are a danger to themselves, pedestrians and other traffic. They add to the problems referred to above. They take short-cuts and disobey road rules. Having another food service provider will increase use of the food deliverers.

The local area is becoming increasingly a fast food area, without any sense of community. Newtown has lost its vibrant local heritage feel, to become the replacement for Kings Cross since the lock-out laws were enacted. Council's stated intention to create a night economy is instead turning Newtown into a soulless food court devoid of any character or quality.

Council's deliberations should include a site visit to see the damage done to Newtown with the most recent fast food retailers now dominating the area on King Street between Missenden Road and Church Street.

Yours sincerely



Please keep my personal details private.

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

Sent on: Thursday, August 7, 2025 4:43:46 PM

To: dasubmissions@

Subject: Submission D/2025/585

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

To City of Sydney,

I signed the petition against the McDonalds application for King St and I'm told we also have to email you but the online form doesn't work for me.

An all night McDonalds will mean more crime in Newtown and drunks hanging around in the middle of the night. I live a few minutes away and we don't want it.

Also it is going to affect all the small local shops like Clems which is a Newtown institution.

Please read all the other comments on the petition as well.

<https://www.change.org/p/say-no-to-24-7-mcdonalds-in-newtown/feed>

Regards,

[REDACTED]

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

Sent on: Thursday, August 7, 2025 4:42:12 PM

To: DASubmissions@[REDACTED]

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

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

To the Sydney Council,

I am writing as a resident of [REDACTED], to express my strong opposition to the proposed 24/7 McDonald's at 212-214 King Street.

The addition of a 24-hour fast-food outlet will significantly worsen the existing parking crisis in our residential streets. Since the recent opening of KFC, parking has become a daily struggle for residents, made worse by a constant influx of food delivery drivers. A McDonald's operating around the clock will create unmanageable congestion, particularly at night, when we anticipate increased traffic, loitering, and noise.

This development threatens the balance between Newtown's vibrant nightlife and the liveability of our residential community. The unique character of Newtown is defined by its independent businesses and community spirit, which will be undermined by the presence of another multinational fast-food chain.

We urge the Council to reject this proposal to protect the safety, peace, and heritage value of our neighborhood.

Sincerely,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED] <[REDACTED]> [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 2:21:39 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
CC: [REDACTED] <[REDACTED]>
Subject: Attention Cissy Li: D/2025/585 - 212-214 King Street NEWTOWN NSW 2042
Attachments: Objection to McDonalds in Newtown [REDACTED] (194.12 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 Cissy

Attached is a submission for D/2025/585 at 212-214 King Street Newtown.

Thank you for this opportunity to comment.

Kind regards

[REDACTED]

D/2025/585

Objection to McDonalds in Newtown

Attention Cissy Li

7 August 2025

Dear City of Sydney

We are owners and residents at [REDACTED] and our apartment faces the King Street/Brown Street intersection as well as the rear of 212-214 King Street Newtown. We enjoy living close to the night life of Newtown, and love its mix of unique and inventive shops, cafés, restaurants, pubs and wine bars. We urge the City of Sydney to reject the proposal by SLR Consulting Australia PTY LTD for a 24/7 McDonalds fast-food outlet on King Street Newtown for the following reasons:

Quick summary

- Approval of this McDonalds outlet would represent a complete lack of imagination by the City of Sydney Council and would **cheapen the Newtown alternative lifestyle experience** that brings thousands of visitors to the famed dining and pub/wine bar precinct.
- There are **5 McDonalds within a 2km radius** of 212-214 King Street. **Newtown does not need one.**
- To be profitable, the proposal for Newtown will **need to operate as a high-volume 24/7 food courier service outlet**, which is unsuitable for the busy King Street restaurant and café strip.
- The 24/7 nature of the proposal will **massively increase late night/early morning traffic movement and antisocial behaviour on the residential Brown Street** as the bars, pubs and clubs close on King Street and in the City.
- McDonalds represents **unfair competition for local businesses**, including our close neighbours, Clem's Chicken and the Pie Tin, which are immediately adjacent to the proposal.
- The **anonymity** of the DA proposal is **an acknowledgement by the applicant that the outlet is unsuited to the precinct** and will face huge opposition from residents and locally grown eateries.

Detailed response to this application

The application from SLR Consulting Australia Pty Ltd makes no mention of McDonalds Australia Pty Ltd. While this is likely an accepted practice, it is **a level of dishonesty that is dismissive of the interests of Newtown residents and small business**. If this food outlet is permitted, McDonalds will continue as they have started: disregarding local streets, community and businesses, and with their access to vast financial resources\ and anticompetitive behaviour they will undercut the local take-aways and restaurants. This application is an example of **a type of exploitative development that leads to the death of interesting entertainment precincts like Newtown**.

There are 5 McDonalds outlets within a 2km radius of 21-214 King Street

McDonalds has outlets in Stanmore, Marrickville Metro, St Peters, Railway Square and Waterloo. Another one in Newtown is not needed.

Operating 24/7 is completely unacceptable

The **St Peters, Stanmore and Railway Square outlets already operate 24/7**, the presence of another 24/7 McDonalds right in the middle of King Street is unacceptable, particularly given the closing hours of other businesses on the street.

Proximity to residences

- This proposed 24/7 McDonalds lacks the parking and dining opportunities that would normally reduce disturbance to local residents. The 24/7 outlets at Stanmore and St Peters are distanced from residential properties and have plenty of parking and indoor dining to accommodate late night patrons.
- The Railway Square outlet is open 24/7, and is not in a residential strip.
- The Waterloo McDonalds, also with plenty of parking, closes at 2am, and this is likely due to its positioning in a residential precinct.

Hole in the wall courier service

- The large kitchen areas being proposed at 212-214 King Street indicate **a more ambitious business than serving the 3 indoor tables** and the occasional passing trade. This investment will need to churn out vast quantities of take-aways to make a return.
- The inference from the floor plan is that **this outlet would target food courier pick-ups**, which is not suitable to the busy King Street precinct with its traffic congestion and narrow one-way streets.
- The number of **food courier bikes** already congregating on King Street (and riding on the footpath) will escalate, and is already a problem that is **being policed poorly**.

Traffic, antisocial behaviour, lack of toilets, waste management

- The **traffic movements in Brown Street**, the nearest side street, **will increase enormously in the late evenings and early mornings**, not only from food couriers, but especially from cars of revellers dropping in on the way home along the Princes Highway (King Street) after closing time at city night venues.
- 24/7 trading will **bring antisocial behaviour to King Street and Brown Street** in particular from the activity mentioned above. There would be an **increase in petty crime, vandalism, graffiti** and calls to Newtown Police.
- **At 2-6 Brown Street alone** (directly opposite Clems Chicken and the back of 212-214 King Street) **there are 47 households in this strata property facing Brown Street and Buckland Lane/Brown Lane**, which will bear the brunt of late night/early morning disturbance, including McDonalds **patrons using our gardens and outdoor carpark as locations to sit and eat. Our strata plan may be forced to invest in taller fencing and more security cameras to deal with this activity.**
- **Buckland Lane is commonly used as a public toilet** for males needing to urinate, particularly at the back of 202 King Street. The proposal offers no public amenities,

and there are none in the local area, so this is another reason to reject 24/7 operation.

- We are already finding KFC wrappers in the grounds of [REDACTED] and McDonalds **wrappers will be everywhere.**
- What measures will the City of Sydney put in place to deal with the increase in food containers being discarded in the streets? How will Council deal with food and packaging being dumped into the incorrect bins on bin nights?

Not in the spirit of Newtown

- This proposal is completely against the spirit of Newtown with its unique destination eateries, alternative pubs and bars, and boutique stores.
- The very unfortunate approval of a KFC outlet opposite the Newtown Hotel was a deep disappointment to the local community because this is not appropriate development for the area, and **does not support the City's long publicised aim to build local villages with vibrant and inventive social and night life.**
- **McDonalds and KFC represent homogenisation, "shopping-mall-isation",** and the start of a run-down in the interest and quality of the dining and entertainment experience in Newtown.
- The City of Sydney has **already lost the vibrancy that once existed in Kings Cross and Oxford Street.** Newtown has been a jewel in Sydney's street culture for decades, and it should not be tarnished by this proposal.

Newtown is all about change, pushing boundaries and innovation – a place where doing something different has been the soul of the place. We love that Newtown will continue to evolve, and our submission is not about a "fear of change", but it is a call to the City of Sydney to reject "more of the same".

Yours sincerely

[REDACTED]

[REDACTED]

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]>
Sent on: Thursday, August 7, 2025 4:11:40 PM
To: dasubmissions@[redacted]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: BD Submission - D_2025_585 - 212-214 King Street NEWTOWN NSW 2042.pdf (89.76 KB)

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

Dear City of Sydney team,

Please find attached my submission in relation to DA D/2025/585, regarding the proposed fast food outlet at 212–214 King Street, Newtown.

I have outlined my concerns in the attached letter, addressed to Cissy Li.

Thank you for considering my submission.

Warm regards,

[redacted]

--

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

VITAL COMMONS

Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042

Cissy Li,
City of Sydney

Re: DA D/2025/585 – Objection to Proposed Fast Food Outlet, King Street, Newtown

I'm writing to oppose DA D/2025/585, which proposes a large-scale fast food outlet at 212–214 King Street, Newtown — right next to Clem's Chicken Shop, a much-loved local institution.

This raises a number of concerns for me as someone who cares deeply about this community and everything that makes King Street what it is.

First, it doesn't belong here. Newtown is known — and loved — for its independent spirit. It's one of the few places left in Sydney where small businesses and local characters define the high street. This kind of corporate, mass-produced model just doesn't fit. It chips away at the fabric of the area.

Second, it's unfair to Clem's. Clem's has been a fixture on King Street for decades — it's locally owned, much quieter in scale, and genuinely part of the community. Plonking a multinational chain right next door feels unnecessary and ruthless.

Third, the traffic and delivery chaos. Since the KFC opened across the road, I've noticed serious congestion caused by delivery riders — especially during peak times. Footpaths are blocked, it's hard to move through safely with kids, and neighbouring shops are affected. There's no evidence this new DA does anything to fix or manage those issues.

Fourth, the waste. Takeaway packaging is already piling up on the street. I've seen the impact firsthand — bins overflowing, wrappers in gutters. The volume that comes with this kind of fast food chain will only make things worse.

Lastly, we don't need it. There's already a McDonald's in Stanmore. People know where to find it. We don't need another one a few minutes up the road — especially when it comes at the expense of what makes Newtown special.

I urge the City of Sydney to reject this DA and stand with the community in protecting the character and economy of King Street.

Sincerely,



From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:09:26 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 9:39 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Newtown does not need or want a maccas

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:09:13 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 8:44 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

I'm writing to express my deep concern about the proposed development of a McDonald's in our historic neighborhood.

This area is known for its unique charm, heritage architecture, and strong sense of community. Introducing a large fast-food chain like McDonald's risks undermining that character in several ways. First and foremost, the greasy smell generated by continuous food production is likely to affect the ambiance for residents and visitors alike — especially in a setting that currently values a more multicultural atmosphere.

Additionally, McDonald's outlets are often linked to excess litter — packaging waste that frequently ends up in streets, parks, and waterways. While the company profits from the foot traffic, it doesn't take any responsibility for the mess left behind. Our neighborhood should not have to pull the extra resources to absorb this burden, and it's unfair to expect volunteers or ratepayers to deal with the fallout.

Beyond the local impact, it's also important to acknowledge McDonald's troubling track record as a global corporation. The company has long been criticised for exploitative labour practices, financial contributions to questionable political parties, unsustainable sourcing, aggressive marketing to children, and its significant contribution to environmental degradation. While McDonald's invests heavily in PR campaigns to appear community-focused and eco-friendly, its actions often fall short of its promises. Allowing a business with such a history to establish itself in a historically significant and community-oriented area sends the wrong message about the values we want to uphold here.

Lastly, I worry about the longer-term impact on local businesses and the creeping gentrification that follows such developments. The presence of a multinational brand can disrupt the balance of independently owned shops and cafes that give the area its distinctive character. Over time, this can lead to rising rents and the displacement of both residents and small businesses.

I urge you to reconsider this proposal and instead prioritize developments that align with the cultural and historical value of the area, as well as the needs and wishes of the local community.

Thank you for your time and consideration.

Kind regards

[Redacted]

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 6:05:32 PM
To: dasubmissions@
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Cissy Li,
City of Sydney

Re: DA D/2025/585 – Objection to Proposed Fast Food Outlet, King Street, Newtown

I strongly object to DA D/2025/585, which proposes a large-scale fast food takeaway outlet on King Street, Newtown – adjacent to the long-established local institution, Clem's Chicken Shop.

Although the business name is not disclosed, the plans clearly indicate a mass-produced takeaway operation resembling McDonald's. This proposal raises significant concerns for the local community, economy, and environment:

1. Incompatible with Local Character

Newtown has long resisted chain fast food outlets in favour of small, independent businesses. We have a couple of small, migrant women led businesses in the suburb who have built such a great relationship with our locals and we feel these businesses which give back and receive in kind so much love & appreciation back.

2. Proximity to Existing Takeaway Business

Locating a multinational fast food chain immediately beside Clem's, a locally owned takeaway business of over 30 years, is upsetting and sad. Clem's has provided so much support to local charities and is a pillar of the community for generations. There is no community need for this duplication.

3. Traffic and Footpath Safety

The recently opened KFC across the road has already created serious congestion with Uber Eats and delivery riders blocking footpaths, creating hazards for pedestrians and causing disruptions to neighbouring businesses. My partner lives on King Street and on our daily drive we have near misses with delivery riders breaking multiple road rules to deliver fast food and this causes huge safety concerns for cars, buses and pedestrians. We see another multinational fast food operator increasing the already stretched and over used road and it is very important to note that DA offers no viable solution to mitigate these imminent and very dangerous risks.

4. Waste and Litter Impacts

Branded fast food rubbish has already increased significantly since the opening of KFC. King Street is not suited to the volume of disposable packaging that comes with chain food operations. These issues were key to community opposition in the 1990s that led to the closure of McDonald's.

5. Lack of Necessity

There are already multiple McDonald's in nearby suburbs such as Stanmore & St Peter's which we know very few people would go to if they ever go to McDonalds. There is no demonstrated demand for another location in such close proximity.

I urge the City of Sydney to reject this DA and uphold the unique, community-oriented identity of King Street.

We love new businesses adding to the vibrancy, the cultural landscape and diversity that Newtown has been the epicentre of for years and would encourage small business, independent businesses who would add value to the area vs a multinational fast food brand that has multiple negative implications for our area.

Sincerely,



2024 TimeOut Magazine Sydney's Future Shaper
2024 NSW Governor General's Humanitarian Award
2024 UTS Business School Alumni Award
2023 SMH Good Food Innovator of the Year
2023 Not for Profit CEO of the Year
2023 EY Social Entrepreneur of the Year
2021 Australian Human Rights Commission - Community Human Right Champion

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:36 PM

To: DASubmissions <DASubmissions@c

Subject: FW: D/2025/585 opposition

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 5:11 PM

To: DSubmissions <DASubmissions@c [REDACTED]>

Subject: D/2025/585 opposition

Caution: 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 of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:23 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 3:47 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Dear Cissy

I have no objections to the development application. Also will you let the applicant know I support it, maybe I can get free food.

Thanks
[REDACTED]
[REDACTED]
[REDACTED]

Get Outlook for Android <<https://scanmail.trustwave.com/?c=16815&d=2-yS6G2IEMYkcLSZJXyaOgObvpMNTFvgJkKNEoOLrg&s=115&u=https%3a%2f%2faka%2ems%2fAAAb9ysg>>

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:09:19 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 4:19 PM

To: DSubmissions <DSubmissions@c [REDACTED]>

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

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

Hello,

As a long time inner west & City of Sydney resident I strongly object to this application and encourage the City of Sydney to reject it.

Could you kindly respond to these questions:

- why is McDonalds so hidden in this public exhibition? Is it City of Sydney best practice to not provide these essential details in a public exhibition?

- how does a McDonald's in Newtown support the City's 2030 and 2050 strategies?

- what powers does the City of Sydney currently have to proactively refuse development applications that clearly conflict with community benefit and existing strategies? Is it possible for the City to create a pre-approval process to avoid applications like these making it to public exhibition?

Thanks for your time. Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

<[https://scanmail.trustwave.com/?](https://scanmail.trustwave.com/?c=16815&d=mbiT6Gg3iZbqSGjAoCVB2lhEJso794FhJyLRPW6aA&s=115&u=https%3a%2f%2fwww%2ebiinidesigns%2ecom%2fabout)

c=16815&d=mbiT6Gg3iZbqSGjAoCVB2lhEJso794FhJyLRPW6aA&s=115&u=https%3a%2f%2fwww%2ebiinidesigns%2ecom%2fabout>

From: <[REDACTED]>
Sent on: Thursday, August 7, 2025 11:51:15 PM
To: dasubmissions@
Subject: Submission re. application D/2025/585

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

To The City of Sydney,

I'm writing to object in the strongest terms to the proposed establishment of a McDonald's fast food outlet at 212-214 King St Newtown.

This proposal offers nothing but harm for the district, its community and the businesses that serve it. King Street has a well-deserved reputation as a culinary centre for high-quality and affordable food that represents the diversity of Sydney's population. It fits perfectly with the character of Newtown as a hub of creativity and cultural innovation. McDonald's presents the very opposite of these values. It is a multinational corporation with a terrible history (and present) of some of the world's worst environmental and labour practices, and is well known for infiltrating and gradually dominating markets and neighbourhoods, stifling and homogenising the landscapes where it takes hold.

Aside from these issues, as a doctor who sees the effects of poor diet on so many of my patients, I am just as appalled by the proven connection between obesity rates and the local burden of fast food restaurants, specifically McDonald's, in a given area. Even worse, this effect is strongest in children. The cost to communities of diet-related harms such as obesity, diabetes and high blood pressure is massive. Why would the council take steps to make this *worse*?

Meanwhile, McDonald's has also been a very visible supporter of the Israeli army in its war against the people of Gaza, a war which the people of Sydney have recently shown so strongly that they do not support.

What is the case for approving this application? Newtown is already served by a vast number of authentic small businesses, selling healthy and interesting food, which cover pretty much all the hours when its community might need to eat. A 24-hr McDonald's means 24 hours a day of extra noise, litter (well documented effects of McDonald's outlets), greater traffic, worse health, and diminished cultural amenity.

The question the City needs to answer is: Why approve a 24-hour outlet, selling low -quality, unhealthy and environmentally unsustainable food, owned/franchised by a foreign multinational that is basically a byword for standardisation and cultural degradation? There is no argument for a McDonald's, and especially not here in Newtown.

This application is not in keeping with the character of the area on any level, nor in its best interests, and should be firmly rejected.

Yours Sincerely,
[REDACTED]
[REDACTED]

From: [REDACTED]r@c
<planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning Systems Admin
<Planning Systems Admin

Sent on: Friday, August 8, 2025 7:19:11 AM

To: DASubmissions <DASubmissions@c

Subject: FW: McDonald's in Newtown? (Seriously?) Submission re. proposed development D/2025/585

From: [REDACTED] <[REDACTED]

Sent: Thursday, 7 August 2025 11:54 PM

To: Planning Systems Admin <planningsystemsadmin@c [REDACTED]

Subject: McDonald's in Newtown? (Seriously?) Submission re. proposed development D/2025/585

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

To The City of Sydney,

I'm writing to object in the strongest terms to the proposed establishment of a McDonald's fast food outlet at 212-214 King St Newtown.

This proposal offers nothing but harm for the district, its community and the businesses that serve it. King Street has a well-deserved reputation as a culinary centre for high-quality and affordable food that represents the diversity of Sydney's population. It fits perfectly with the character of Newtown as a hub of creativity and cultural innovation. McDonald's presents the very opposite of these values. It is a multinational corporation with a terrible history (and present) of some of the world's worst environmental and labour practices, and is well known for infiltrating and gradually dominating markets and neighbourhoods, stifling and homogenising the landscapes where it takes hold.

Aside from these issues, as a doctor who sees the effects of poor diet on so many of my patients, I am just as appalled by the proven connection between obesity rates and the local burden of fast food restaurants, specifically McDonald's, in a given area. Even worse, this effect is strongest in children. The cost to communities of diet-related harms such as obesity, diabetes and high blood pressure is massive. Why would the council take steps to make this *worse*?

Meanwhile, McDonald's has also been a very visible supporter of the Israeli army in its war against the people of Gaza, a war which the people of Sydney have recently shown so strongly that they do not support.

What is the case for approving this application? Newtown is already served by a vast number of authentic small businesses, selling healthy and interesting food, which cover pretty much all the hours when its community might need to eat. A 24-hr McDonald's means 24 hours a day of extra noise, litter (well documented effects of McDonald's outlets), greater traffic, worse health, and diminished cultural amenity.

The question the City needs to answer is: Why approve a 24-hour outlet, selling low -quality, unhealthy and environmentally unsustainable food, owned/franchised by a foreign multinational that is basically a byword for standardisation and cultural degradation? There is no argument for a McDonald's, and especially not here in Newtown.

This application is not in keeping with the character of the area on any level, nor in its best interests, and should be firmly rejected.

Yours Sincerely,

[REDACTED]
[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:47 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 6:55 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Hi,

I am writing as a local resident to Newtown to express my disapproval of this proposal to develop a fast food chain in Newtown.

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

The introduction of a large fast food outlet risks undermining small, locally owned food businesses that contribute to the unique character and economy of our area- there are plenty of locally owned fast food options that the community values. It also raises concerns about increased traffic, litter, and the potential for reduced community health outcomes. The litter from fast food chains is a well documented issue around NSW. We do not want more of this in our local area. How will this be addressed responsibly?

I'm proud to be part of a council that was first to pass a Boycott, Divestment and Sanction motion. I believe this development completely undermines this progress.

In what ways has the proposal considered the BDS in regard to the development of a MacDonalds?

How does the development support the 2030 and 2050 strategies for Newtown?

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

I strongly oppose the development .

[REDACTED]

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:02 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 2:25 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Hi,

I am writing to you to address the McDonald's Newtown application I do not believe MacDonalds should be allowed to operate in Newtown as it would undermine long standing local business and take away revenue from the community.

Newtown has always been a cultural hub of Sydney and large American chain fast food stores would take away from this.

People visit Newtown for the culture and small businesses.

McDonald's already operates a short distance away at central station and if Newtown was full of large American chain stores like in the CBD people would have no reason to visit.

Thank you for taking the time to read this Kind regards [REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:55 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 8:23 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Dear Cissy Li,

I write to formally object to Development Application D/2025/585, concerning the proposed McDonald's outlet at King Street, Newtown, including its proposed 24-hour operation.

This application fails to demonstrate that it is suitable for the location in practical planning terms. The proposal presents a number of foreseeable and unmitigated impacts on local amenity, public infrastructure, and the functioning of the area – especially considering its high pedestrian volumes, constrained streetscape, and late-night activity profile.

Inadequacy of the Plan of Management

Although the applicant has submitted a Plan of Management (PoM), it does not adequately address the specific risks associated with a 24/7 fast food venue of this nature in Newtown. The plan is light on enforceable measures and appears to rely on generic operational procedures rather than locally responsive strategies.

There is no clear plan for managing late-night loitering, the lack of patron toilet facilities, the expected clustering of delivery drivers, or the use of nearby public space as overflow for waiting, eating or smoking. These are not speculative concerns – they are established patterns with similar premises in the vicinity, and no convincing steps have been proposed to address them. Furthermore, the absence of a Social Impact Assessment, as required under Section 3.15 of the Sydney Development Control Plan 2012 (SDCP 2012) for late-night trading venues, represents a significant gap in the application.

24-Hour Operation and Amenity Impacts

There is no demonstrated community need for a 24-hour venue of this kind in Newtown. The proposed trading hours are out of step with surrounding land uses and would compound existing pressure on the area's public infrastructure. Continuous operation introduces a high risk of overnight noise, antisocial behaviour, and informal congregation, particularly given the site's proximity to public transport, licensed premises, and late-night pedestrian flows.

Nearby residential properties will inevitably be affected by the cumulative impact of late-night patron noise, delivery vehicles, scooters, and increased foot traffic. No acoustic assessment has been provided to quantify or manage these impacts.

Delivery and Traffic Management

The proposal fails to adequately account for the delivery component of its business model. King Street is already heavily trafficked, and the addition of frequent food delivery pickups by car, scooter and bike – especially during evening and overnight hours – will place further pressure on kerbside access, footpaths and pedestrian safety.

There are no designated delivery loading zones, and the PoM does not identify how this will be managed. The result is likely to be illegal stopping, blocking of cycle lanes and footpaths, and additional risk for pedestrians and cyclists, particularly during peak hours and late at night.

Lack of Facilities for Customers and Delivery Workers

The venue provides limited dine-in space and no bathroom amenities for patrons or delivery workers. As a result, it is foreseeable that nearby public spaces, laneways, and doorways will be used for eating, waiting, and toileting. This poses unacceptable impacts on hygiene, amenity, and public order, and shifts the burden of the operation onto neighbouring properties and public assets.

These issues are exacerbated by the fact that the business model appears structured around high-volume takeaway and delivery trade, rather than being integrated into the local fabric of Newtown's small-scale, community-facing businesses.

Waste and Litter

Fast food outlets of this nature generate substantial packaging and food waste. The proposal does not include a tailored waste management strategy to address increased litter, overflow waste, or its disposal. The area already suffers from litter accumulation, blocked stormwater drains, and food waste attracting pests such as ibises and seagulls. Without a location-specific strategy, this development would contribute further to these existing issues, in breach of Section 3.10 of the DCP.

Conclusion

The proposed development, particularly in its 24/7 format, is incompatible with the operational and environmental capacity of King Street, Newtown. The cumulative impacts on noise, waste, traffic, public hygiene, and residential amenity have not been satisfactorily addressed. Specifically, the application:

- * Fails to comply with Section 4.15 of the Environmental Planning and Assessment Act 1979 (NSW) due to its likely adverse social and environmental impacts and unsuitability for the site;
- * Does not satisfy Section 3.15 of the Sydney DCP 2012, owing to the absence of an adequate Plan of Management and Social Impact Assessment;
- * Offers no strategy to manage the externalities created by delivery traffic, waste, lack of facilities, and overnight trading;
- * Shifts the cost and burden of its operations onto the surrounding community and public realm.

I respectfully request that Council refuse the application in its current form. At minimum, trading hours should be restricted to align with surrounding land uses, and a revised Plan of Management, Social Impact Assessment and supporting documentation should be required to properly assess the development's full implications.

Thank you for considering this submission.

Yours sincerely,

A concerned resident of Newtown

(Please do not publish my personal details. I am willing to be contacted by Council for verification if required.)

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:09 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 2:39 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Trash collection will need to be more regular and more trash bins around. The bins get so full so quickly already.

Also 24/7 is unnecessary.

[REDACTED]

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

Sent on: Thursday, August 7, 2025 3:13:31 PM

To: DASubmissions@[REDACTED]

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

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

To Whom It May Concern,

I am a resident of [REDACTED] and I am writing to formally object to the proposed Development Application for a 24/7 food business in this area.

The introduction of a round-the-clock operation raises serious concerns, particularly in relation to increased traffic and its impact on our already congested streets. Currently, the volume of delivery drivers servicing existing food businesses places considerable pressure on local parking. Residents often struggle to secure nearby spaces, and the continuous circulation of vehicles—especially during late-night hours—would only worsen this situation.

Furthermore, the proposal does not adequately consider the effects of grease trap maintenance and waste removal, which will place additional strain on the surrounding laneway network, including Buckland Lane and Brown Lane. These lanes already experience frequent blockages due to garbage trucks, with vehicles often forced to reverse out or wait because of the narrow street width. The introduction of additional service vehicles for grease trap extraction would only intensify these problems. At present, odours from waste-related activities are already intrusive, and the increased volume of waste processing is likely to make this issue more severe.

It is also troubling that the Air Quality Impact Assessment fails to provide sufficient information regarding the servicing of the grease trap. There is no detail about the frequency of maintenance, the location of access points, or how this process will be managed to minimise odour, noise, and disruption to residents. This lack of clarity on such a fundamental operational issue is unacceptable, particularly in the context of a 24/7 business.

In addition, the submitted Crime Prevention Through Environmental Design (CPTED) report is inadequate. Its focus on the delineation between public and private spaces is already addressed by the existing business, and it offers no tangible strategies to manage the heightened risk of antisocial behaviour typically associated with late-night trading. A venue operating at all hours requires proactive, well-considered safety measures to mitigate disturbances, loitering, and other negative impacts during the early morning hours.

Lastly, the proposed façade treatment incorporates excessive commercial branding that is visually disruptive and inconsistent with the surrounding streetscape. It fails to respect the heritage character, detailing, and subdued colour palette that define Newtown's built environment. The design appears more suited to a commercial strip of chain outlets than to the fine-grain, eclectic character that distinguishes this neighbourhood. As such, it runs counter to the desired future character of the King Street precinct and its adjacent areas.

For these reasons, I strongly object to the approval of this Development Application.

Sincerely,

[Redacted]

m. [Redacted] | e. [Redacted]

Sent from my iPhone

Begin forwarded message:

From: [Redacted] <[Redacted]>
Date: 7 August 2025 at 1:48:28 pm AEST
To: DASubmissions@[Redacted]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

To the Sydney Council,

I am writing as a resident of [Redacted] to express my strong opposition to the proposed 24/7 McDonald's at 212-214 King Street. The development would be a detrimental addition to our community.

We are already struggling with the impact of recent fast-food outlets, and this proposal would worsen the situation significantly. Our key concerns include:

- **Traffic and Parking:** The residential streets are already at capacity, particularly on weekends and evenings, due to food delivery drivers and customers. A 24-hour McDonald's would make this an unmanageable daily crisis.
- **Noise and Safety:** A 24/7 operation will bring increased noise from idling cars, delivery vehicles, and late-night patrons. This will disturb the peace of our neighborhood and create new safety concerns for residents.
- **Heritage and Community:** Newtown is defined by its independent businesses. Introducing a multinational chain would undermine the unique local culture and heritage that the Council should be protecting.

We urge the Council to reject this proposal and prioritise the well-being of the residents who call Newtown home.

Yours faithfully,

[REDACTED]

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

Sent on: Friday, August 8, 2025 12:01:33 AM

To: City of Sydney <council@c>

Subject: D/2025/585 212-214 King Street Newtown NSW 2042

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

Hi CoS,

I'm a local resident, close to this proposed McDonald's. I'm writing to raise my concerns about this development proposal:

1. 24/7 trading is completely excessive. Please limit it to late-night trading to minimise anti-social impacts on nearby residents.
2. Currently, there are not enough public rubbish bins on King St to cope with the amount of waste that visitors to King St generate. There is constant litter on King St and on side streets, and at least one block back from King St. This establishment will add exponentially more litter to our streets. PLEASE add more bins on the City Of Sydney side of King St, and ask Inner West Council to do the same on their side.

Thanks,

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> [REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 6:44:42 PM
To: [REDACTED] Clover Moore <cmoore@ci[REDACTED]>
[REDACTED] Sylvie
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] g@c[REDACTED]
Subject: Objection to proposed 24-hour McDonalds in Newtown (D/2025/585)

Caution: 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: Application D/2025/585

Applicant: SLR Consulting Australia Pty Ltd

I am concerned about the 24 hour McDonalds proposed for King Street Newtown.

There are a number of areas of concern both pertaining to having a fast food outlet the nature of McDonalds – especially given the recent addition of a KFC outlet of King Street which is completely redundant and out of place on that strip – which are damaging to the reputation of King Street, and Newtown more generally, as a unique destination in Sydney. These concerns also extend to the issue of societal benefit – or lack thereof – of this kind of fast food as it is a known contributor to poor health.

Please consider the following:

Threat to Existing Local Businesses:

The conducting of food retail as well as the ongoing cost-of-living crisis has already placed enormous pressure on our small, independent operators. A 24-hour chain restaurant would draw vital trade away from these businesses, many of which are doing it tough. The council should be prioritising the survival and support of existing enterprises, not facilitating the dominance of impersonal, corporate chains with unfair economies of scale.

Erosion of Local Character:

This precinct and the community is known and valued for its unique boutique offerings, culturally unique cuisines, and independently run cafes and eateries. These businesses give Newtown its distinct identity and charm. A 24-hour fast food chain restaurant is completely out of step with this aesthetic and ethos, and its presence would diminish the cultural and commercial integrity of the precinct.

Disruption to Peace and Amenity:

An around-the-clock operation inevitably brings increased foot traffic, vehicle noise, and social disturbances, particularly in the early hours. Such disruption would severely impact the sleep, wellbeing, and overall quality of life for nearby residents, including young families, shift workers, and elderly ratepayers.

As there is virtually no seating in the proposed McDonald's, the small Wilson St Reserve (next to the units #60 Wilson Street) will inevitably attract increased late night activity and become an unsafe area for local residents.

Litter and Public Health Risks:

Chain restaurants are notorious for generating excessive single-use packaging waste. Experience in other areas

shows that food wrappers and scraps are often discarded in nearby parks and green spaces. This not only detracts from the natural beauty of these reserves but also attracts vermin and poses choking hazards to pets, who rely on these vital areas for exercise and toileting.

Strain on Parking Infrastructure:

Our area already suffers from insufficient parking, particularly during peak hours and weekends. The introduction of a high-traffic food venue would exacerbate this issue, frustrating both residents and visitors and further discouraging patronage of local businesses.

Increased Delivery Traffic and Safety Risks:

The proliferation of food delivery scooters and e-bikes has already made our footpaths and laneways dangerous, particularly for the elderly, young children, and people with disabilities. This development would add exponentially to the number of delivery vehicles weaving through our streets at all hours, posing an unacceptable risk to public safety as well as to local birdlife and urban wildlife.

Promotion of Unhealthy Eating Habits:

McDonalds produces poor quality, highly processed food that contributes to many health problems including obesity, diabetes, heart disease and bowel cancer. I do not wish to support such businesses that take advantage of people struggling on low incomes and who most need affordable nutrition that will not adversely affect their health.

Another McDonalds

There is a McDonalds in Stanmore, Waterloo and St Peters under 2km from the proposed location on King Street. Some of these operate on an open 24 hour basis. Given this It is unnecessary for an outlet in Newtown, let alone one open for 24 hours.

In essence the City of Sydney has a responsibility to protect unique precincts like King Street and needs to make strong decisions that reflect cultural leadership and social responsibility. There are enough McDonalds to service community needs, and this proposed outlet will only serve to take business away from small local businesses: it could be described as a cynical move to increase market share at the expense of small business.

I urge the City to take heed of community opinion on this matter and do its integral part in protecting a unique retail ecosystem to ensure King Street does not go the way of any other suburban high street and be a sea of multinational and impersonal brands.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Sent on: Thursday, August 7, 2025 11:58:49 PM

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

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

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

NB: Please keep my email address, name and all identifying personal information private.

Dear Cissy,

I wish to object D/2025/585.

I am a resident of Newtown and earlier this year, I noticed that a new free publication, the Newtown Enmore Precinct Magazine ('TownMag') started being distributed in the local area. The magazine, supported by the City of Sydney and the NSW Government, among many other institutions, had the purpose of encouraging residents and visitors to support local businesses and culture in the Newtown/Enmore precinct, especially in a time of tough economic conditions.

As such, I would find it **extremely disappointing and hypocritical** were the City of Sydney to accept this DA for a 24/7 McDonald's on King St, especially one next door to Clem's, which was featured in the magazine, and that will actively impact the local businesses and culture of the area.

As such, I urge you not to accept this DA.

There are a number of other concerns that I also wish to raise:

- **Impact on neighbouring streets and residents:** The proposed location for the 24/7 McDonald's is very close to quiet, residential areas. The residents who live there did not have the knowledge or expectation that there would be 24/7 businesses operating within 50 metres of them and the noise, rubbish and light pollution will impact them significantly.
- **Current availability of McDonald's:** There are already 24/7 McDonald's in Stanmore and St Peters, and another McDonald's in Marrickville Metro. If someone wants McDonald's they have the option of multiple nearby branches to purchase from. These are also in much more appropriate locations, on main roads away from quiet residential areas, and where there isn't an existing network of nearby independent food outlets. There does not need to be *another* one in Newtown, especially when there are so many similar, independent food outlets nearby, including similar food to what McDonald's offers.
- **Impact on small businesses:** Anyone who walks down King St will notice the stark number of empty shops and 'for lease' signs — all small businesses that have recently closed in the last 6-12 months. These small businesses are the livelihoods of hardworking Sydney-siders and it is devastating to see their closures due to factors out of their control such as a cost-of-living crisis and unaffordable rents. McDonald's is a huge, multinational corporation that has a specific business objective of pricing out local competition, and therefore actively taking away economic livelihoods from those business owners and employees. As an international company, their earnings will ultimately not even benefit or stimulate the local Sydney or Australian economy.
- **Health impacts:** McDonald's is fast food, and will encourage and enable unhealthy eating, especially among vulnerable populations. There must be availability of fresh, affordable and healthy eating options instead.
- **Congestion:** McDonalds will have more delivery orders and drivers than neighbouring businesses, contributing to congestion and impacting pedestrians.

Many thanks for the opportunity to comment on this DA. I reiterate that as a Newtown resident, I strongly oppose

this DA and urge you to reject it.

Warm regards,



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

Sent on: Thursday, August 7, 2025 9:35:04 PM

To: dasubmissions@

Subject: D/2025/585

Caution: 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 with a young child, residing approximately [REDACTED] from this development application, I strongly object to the proposed development of a 24/7 fast food trading premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

King Street has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing the street's evolving identity with a standard corporate design that undermines our community.

Traffic and Amenity

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

The development would:

- Impede pedestrian movement within the locality,
- Exacerbate existing parking challenges,
- Increase vehicular and delivery-related noise, especially during night hours,
- Lead to increased gathering and noise from delivery drivers, affecting residential amenity and peaceful enjoyment of the local residences.

Social and Community Impact

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

The site is close to:

- Newtown North Primary School
- Australia Street Infants School
- Newtown Primary School
- Newtown Performing Arts High School

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

Environmental Concerns

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

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

Furthermore, there are no customer toilets included in the submission. This would increase people using nearby back lanes in place of toilets available.

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Conclusion

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

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:07:55 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 1:52 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

Hi there,

As a local resident to Newtown, I am writing to express my concern about the proposal to develop a fast food chain in Newtown. I believe this development would have significant negative impacts on our community and local businesses, is not needed and does not reflect the values of the local community.

The introduction of a large fast food outlet risks undermining small, locally owned food businesses that contribute to the unique character and economy of our area- there are plenty of locally owned fast food options that the community values. It also raises concerns about increased traffic, litter, and the potential for reduced community health outcomes. The litter from fast food chains is a well documented issue around NSW and indeed the country. We do not want more of this in our local area.

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

I strongly oppose the development .

[REDACTED]

[REDACTED]

Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:16 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 3:15 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Hello

I oppose the King street application as seen in the subject line.

It goes against the small business economy of King Street, further increases the number of franchise fast food stores, negatively impacting the local businesses. It ruins the feel of the street - we need more live music, more independent places, not dirty franchises.

Oppose and decline the submission

Sent from my iPhone

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

Sent on: Thursday, August 7, 2025 9:24:40 PM

To: dasubmissions@

Subject: D/2025/585 - 212-214 KING STREET NEWTOWN NSW 2042

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

Attention: Cissy Li

Ref to Schedule 5, SLEP 2012

Newtown is a destination for many Sydneysiders and tourists and is known for its many small and quirky creative businesses, shops and restaurants. Many businesses are family run.

It is said that 25% of Sydney's population will visit Newtown at least once every year to enjoy the unique characters it offers as it is unlike anywhere else in Sydney.

Currently there is no shortage of pubs, restaurants and cafes as well as takeaway food outlets to satisfy locals, tourists and workers from the nearby hospital. The proposed premises is within the King Street Heritage Area and the Newtown Special Character Area. This unique character of Newtown is threatened by the increasing presence of unhealthy and wasteful fast food chains. McDonald's food has a high content of saturated fat, sodium, calories, plus low levels of fibre, vitamins and other essential nutrients. Considering the current obesity problem among Australians this is not what we want for the population.

McDonald's will have a negative impact on surrounding individual businesses and local residents alike as the 24 hour operation will attract late night revellers posing a great risk of increased noise and anti-social behaviour.

There is a token amount of eat-in space on the premises with no toilet facilities available for patrons - not ideal for the small hours. A general waste bin will be kept on site in the corral to the rear property and will face Brown Lane with a perforated roller shutter. This will result in a smelly area and also attract vermin.

Litter is likely going to be increased. Currently non-biodegradable discarded take-away containers already fill overflowing bins and are also discarded along King Street and in streets off King Street much to the annoyance of residents. Overflowing bins attract rats and birds.

Thank you.

[redacted]
[redacted]
Newtown NSW 2042

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:08:29 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 4:40 PM
To: DSubmissions <DSubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

I would like to express my concern regarding the potential of a 24/7 McDonalds on King St Newtown.

Please read and deeply regard the following list of reasons why myself and the rest of the Newtown / Inner West community strongly object to the opening of the fast food chain. We are concerned of the potential health risks and economic risk to local businesses who have thrived for decades.

- It would encourage unhealthy eating, especially among vulnerable people in our community. People will be drawn to the low cost food with horrible health impacts, as opposed to accessing healthier alternatives that are already available, and that would benefit from the amount of money being put into creating yet another city McDonalds location.
- The McDonalds monopoly already exists across the Sydney CBD. It is not an untapped market.
- There are already plenty of places to buy take-away food in Newtown. We need healthier low-cost options, not more fast food joints.
- McDonalds can afford to slowly strangle local cafés and eateries by offering super cheap food/coffee. Their aim is to kill off local competition so more people opt to buy their junk food.
- It would harm Newtown's character. Newtown is proud of its independent spirit and small, local businesses.
- A 24/7 store would encourage late-night idiocy. The applicants themselves admit "there is potential for increased opportunity for crimes or anti-social behaviour (e.g. vandalism, graffiti, litter, excessive noise) at the site, particularly during night-time hours.
- This could threaten the safety of people who live behind King St.
- McDonalds will also have more orders delivered than other local eateries, meaning more delivery riders impacting pedestrians on King St.

Kindest regards,

[REDACTED]

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

Sent on: Thursday, August 7, 2025 11:08:05 PM

To: City Of Sydney <dasubmissions@c[REDACTED]>

CC: [REDACTED] <[REDACTED]>

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

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

To City of Sydney,

Re reference number DA 2025/585

Property at 212-214 King Street, Newtown.

Alterations and additions for use as takeaway food and drink premises.

As a resident of Newtown, I object to this proposal on the grounds set out below, and recommend that it be rejected.

Noting that the premises in question sit within the King Street Heritage Conservation Area, and the North Newtown Special Character Area.

1, Impact on small businesses:

This proposal will inevitably impact on existing small food businesses such as the adjoining family owned Clem's Chickens. The suburb has a long history of family businesses which have had strong local support. However, the recent ingress of large chains such as Kentucky Fried Chicken has already affected longterm small food businesses. Clearly KFC and McDonalds are in the same mould. I fear for the small business owner in Newtown should these large chains continue to gain approval.

2. 24/7 opening hours:

Noting that the proposal is for eat-in as well as take-out, with clear potential for night-time noise disturbance, 24/7 opening hours conflict with the mixed social/ commercial/ residential character of Newtown. 24/7 will inevitably mean later assemblies of food delivery riders on Brown Street. Associated noise will affect residents living behind, or above King St. Nuisance will be unfair, unreasonable and may distress.

3. Crime and Risk:

I am apprehensive for vulnerable residents, including rough sleepers, given that the proposal will attract customers onto the streets and lanes throughout nighttime hours, facilitating anti-social behaviour and likely crime. Locals, visitors -and patrons - may not be safe. I argue that the supporting documents suggest an unrealistic reliance on natural surveillance. Given the complex network of surrounding streets and lanes, this optimism is opportunistic and fanciful.

4. Public health and safety:

These are not adequately addressed. Regarding waste collection combined with 24/7 opening and daily deliveries, what environmentally safe steps will be taken to discourage rats? Who will be responsible for removing street rubbish and how would that be monitored? Despite the allowance for eating in (20 seats/ 3 tables) there are no toilets for patrons. Newtown already has a shortage of public toilets, with lanes often treated as urinals: this deficiency would compound that public health risk.

5. Heritage:

The supporting documents reference at length Newtown's history, acknowledging the heritage comprises not just its buildings but its social fabric and community. This fabric must be supported. This application would not do this.

The Heritage Assessment Conclusion asserts for Application 2025/585 that "the character and significance of the King Street Conservation Area will be retained and conserved." This is patently not credible.

To conclude:

This business proposal is inappropriate socially, environmentally, commercially and culturally to King Street Newtown. McDonalds is a global mega fast food chain which has no place in Newtown's vibrant and close-knit cohesive community. I submit that this applies not only here, to the North Newtown premises in question, but also along the length of North and South King Street.

This is a mixed residential and commercial precinct, including along the main street front. The Applicant is either unaware of the particular character of the area, or chooses to ignore it. There are already 3 McDonalds within the local Inner West area - in Stanmore, St Peters and Waterloo. These are located nearby, in largely commercial precincts, and offer standard McDonald's service as dine-in, take-out, and food delivery by ordering. The market is covered.

Please reject this DA.



From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 5:09:32 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 10:15 PM
To: DSubmissions <DSubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

To whom it may concern,

As a local resident, I am strongly against the go ahead of a 24/7 MacDonalds here in Newtown.

The unique character of Newtown with its independent shops and venues is incredibly important to the community who choose to live here. It is also a major reason non-residents choose to visit Newtown. I already feel like Newtown has been losing its personality over the recent years. More and more unique, and independent businesses are closing down. We've had Dr Earth close down and be replaced with the chain store Priceline. Now Bobs chemist on King St has closed down. Our small independent retailers cannot compete with these enormous chains and their cheap prices. Allowing more big chains to takeover King St will destroy Newtowns character and hurt our community. It will also destroy the appeal to non-residents which will have a detrimental effect on our local businesses.

Also, quite frankly, we have enough fast food takeaway outlets in Newtown. We need a greater variety of retailers, not more of the same. As a mother living here in Newtown I worry about the impact this food is having on our children. MacDonalds food is so incredibly bad for our health. Particularly young people. We have an obesity epidemic. Auto immune illnesses and many other serious illnesses on the rise. There is a tremendous amount of evidence from recent research proving that this ultra processed crap food is seriously harming our health and is the root cause of many of these serious illnesses on the rise. We must stop opening more of these venues and move towards replacing them with healthier options. This proposed MacDonalds would be so close to so many schools. We must do better for our children. Plus, we already have a number of MacDonalds so close to Newtown - in Stanmore, St Peter's and Ultimo. You can order delivery in minutes. We just don't need one here taking up the space that an alternative, more enriching retailer could be using. We have also already had a KFC recently open! Please don't allow more of these disgusting businesses to ruin our high street!

Also, the waste and rubbish these fast food outlets create is deplorable. Why on earth are we even considering allowing another one of these environment damaging businesses to exist!? We MUST do better.

PLEASE do not give this MacDonalds approval.

Kind regards,

[REDACTED]

Get Outlook for iOS <<https://scanmail.trustwave.com/?c=16815&d=4MeT6Nce5UEhrYGZjzoy4kZ6Pojp6B6ZytpB2r4F0Q&s=115&u=https%3a%2f%2faka%2ems%2fo0ukef>>

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

Sent on: Thursday, August 7, 2025 8:30:15 PM

To: dasubmissions@

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

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

To the city of Sydney,

I would like to submit my objection to the proposed use of 212 King st for a McDonalds restaurant. As a long term resident of Newtown who encourages a thriving and diverse community enriched with artisanal and bespoke small businesses, I must strongly object to a multi national business that will likely damage the livelihood of the surrounding business owners and their employees.

[REDACTED]
[REDACTED]

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

Sent on: Thursday, August 7, 2025 5:34:00 PM

To: dasubmissions@

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

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

Dear Cissy,

As a long term resident of the area where I've also worked for the majority of my career, I am extremely concerned with having a 24/7 outlet opened in the proposed location.

There are many reasons to oppose the current proposal, such as increased temporary traffic that is common of fast food outlets, the associated clientele associated with that type of establishment does not generally tolerant of the vibrant and diverse community that is characteristic of Newtown and surrounding areas. Further, having a 24/7 venue will likely cause this to be an unorderedly, potentially dangerous meeting point that creates unsustainable amount of rubbish, noise but mainly safety in the street. It is proven that the combination of factors described above would sharply increase public safety issues, crime, vandalism and overall would be detrimental to the long term future of the street and community.

I and my community oppose this development and hope the panel takes the strong opposition presented.

Regards

[REDACTED]
[REDACTED]

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

Sent on: Thursday, August 7, 2025 8:50:55 PM

To: dasubmissions@

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

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

CoS DA 2025/585

Refer to Schedule 5, SLEP 2012

Newtown is a destination for many Sydney residents and tourists and is known for its many small quirky, creative businesses, shops and restaurants. Many businesses are family run.
It is said that 25% of the Sydney population will visit Newtown at least once every year to enjoy its unique character as it is unlike anywhere else in Sydney. That is just the local tourists!
Currently, there is no shortage of pubs, restaurants and cafes as well as takeaway food outlets to satisfy locals, tourists and workers.
The proposed premises is within the King Street Heritage Conservation Area and the Newtown Special Character Area. This unique character of Newtown is threatened by the increasing presence of unhealthy and wasteful fast food chains.
MacDonalds food has a high content of saturated fat, sodium, calories, plus low levels of fibre, vitamins, and other essential nutrients. Is this what we want for the general population?
MacDonalds will have a negative impact on surrounding individual businesses and local residents alike as the 24 hour operation will attract late night revellers posing a great risk of increased noise and anti-social behaviour.
There is token amount of eat-in space on premises with no toilet facilities available for patrons - not ideal for the wee small hours.
A general waste bin will be kept on site in the Corral to the rear property and will face Brown Lane with a perforated roller shutter. Indeed this will be smelly and also attract vermin such as rats and cockroaches
There is a 24 hour stand-alone MacDonalds in St Peters corner Bishop St and Princess Highway which has ample eat-in space and parking and is only 8 minutes away.

Litter will increase.
Currently non biodegradable discarded take-away containers already fill overflowing bins.
These inundated bins are contributing to ever increasing problems with vermin.
Containers will thus not be cleaned or recycled adding to land-fill plastic pollution creating a problem for generations.
Often containers, still with food in them, are discarded on our streets, back lanes and Camperdown Memorial Park which is very popular hangout, particularly on the weekends.
Clearly MacDonalds ensuring that the adjoining footpath, gutter, building entry, and surrounds to its premises are clean and clear of litter at all times is not adequate.

There is an unrealistic reliance on natural surveillance.
What is done for the safety in surrounding streets and also for the welfare of those unfortunate who sleep rough?





From: [REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 5:04:06 PM
To: DASubmissions <DASubmissions@[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042
Attachments: Submission - D_2025_585 - 212-214 King Street NEWTOWN NSW 2042.pdf (248.35 KB)

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

Hi Sissy,

Please find attached submission for your consideration.

Best,

[REDACTED]

[REDACTED]

[REDACTED]

M [REDACTED]

[REDACTED]

[Online Store](#) / [Instagram](#) / [Facebook](#) / [LinkedIn](#)

I respectfully acknowledge the Traditional Owners of the land on which we work and learn and pay respect to the First Nations Peoples and their elders, past, present and future.



Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042

Cissy Li,
City of Sydney

Re: DA D/2025/585 – Objection to Proposed Fast Food Outlet, King Street, Newtown

I strongly object to DA D/2025/585, which proposes a large-scale fast food takeaway outlet on King Street, Newtown – closely located to our store at 188 King Street Newtown.

This proposal raises significant concerns for our community staff, customers and neighbours:

1. Incompatible with Local Character

Our customers frequent Newtown because of its mix of small, independent businesses, that bring creativity and culture to King Street and encourage discovery and exploration of the area.

2. Traffic and Footpath Safety

The recently opened KFC across the road has already created serious congestion with Uber Eats and delivery riders blocking footpaths, creating hazards for pedestrians and causing disruptions to neighbouring businesses. This DA offers no viable solution to mitigate these impacts.

3. Waste and Litter Impacts

Fast food rubbish has already increased significantly with so many takeaway food locations opening on King Street. King Street is not suited to the volume of disposable packaging that comes with chain food operations. This is clearly visible in the rubbish accumulating on the streetside.

5. Lack of Necessity

There are so many takeaway stores in this area, with few other stores with diverse offerings. There is no demonstrated demand for another takeaway vendor in such close proximity.

I urge the City of Sydney to reject this DA and uphold the unique, community-oriented identity of King Street.

Sincerely,











From: [redacted]
<[redacted]> <[redacted]> <[redacted]>
Sent on: Thursday, August 7, 2025 8:17:29 PM
To: dasubmissions@[redacted]
Subject: Submission for D/2025/585-212-214 King St Newtown Attn: Cissy Li
Attachments: Objection to McDonalds in Newtown letter copy.docx (15.1 KB)

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

Dear General Manager, City of Sydney Council,

Please find attached a submission for the development application:
D/2025/585-212-214 King St Newtown.

Regards

[redacted]

[redacted]
[redacted]

[redacted]
[redacted]

Response to the proposal DA number: D/2025/585-212-214 King Street Newtown

Attention: Cissy Li

Dear General Manager, City of Sydney Council,

Please accept this response to the proposal to open a 24 hour McDonalds fast food dispensary on King Street Newtown.

My name is [REDACTED]

Below are the main reasons why this proposal should be rejected by Sydney Council.

- An almost identical application was submitted for a McDonalds at 153 Redfern Street, Redfern (D/2024/1218). The present application should be rejected for all of the reasons that the council used to reject the proposal in Redfern.
- There are already 5 McDonalds in the area, many of these are already 24 hours. The inclusion of another would only increase the detrimental effects of this chain. Another is not needed or warranted.
- The proposal will have significant noise impact for the surrounding area that is unacceptable for residents and businesses.
- The proposal would impact the traffic and pedestrian movement in the area significantly.
- The proposal is not consistent with the heritage character of King Street.
- The proposal is to insert a food supply chain that produces food that is energy dense, where many other locally available foods provide better nutrient value. This should not be perpetuated.
- The proposal constitutes an increase in safety concerns especially for late night and early morning (am) conflict in the area.
- There are no public toilet arrangements in the proposal.
- The proposal would also increase the food delivery traffic in the area increasing safety access and noise impacts.

Regards
[REDACTED]

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

Sent on: Thursday, August 7, 2025 8:36:10 PM

To: dasubmissions@

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

To whom it may concern,

As a long-time resident of Newtown and a parent raising young children here ([REDACTED]), I am writing to express my strong objection to the proposed development of a 24/7 McDonald's at 212–214 King Street (DA/2025/585).

This is the first time I've ever made a submission like this — but I feel compelled to speak up because this proposal strikes at the heart of what makes our community special, and what I want for my family and neighbours.

Newtown is a vibrant, diverse and independent community. King Street is filled with small, character-rich local businesses that reflect the creativity and values of the people who live here. Introducing a 24-hour McDonald's — a multinational chain known for unhealthy food, late-night crowds, and a homogenised corporate aesthetic — would erode that local character, and set a dangerous precedent for the street's future.

As a parent, I'm especially concerned about the social and health implications. Our kids deserve to grow up in a neighbourhood that supports healthy choices, not one saturated with junk food. The proximity of this proposed outlet to multiple schools makes it even more troubling. We already face challenges around youth wellbeing and nutrition — this would make things worse, not better.

There are also serious safety and amenity concerns. A 24-hour operation brings noise, loitering, and late-night disruption. I worry about how this would affect the feeling of safety on King Street, especially for families, older residents, and vulnerable members of our community. We've seen other areas struggle with the antisocial impacts of all-night fast-food outlets — why bring that here?

This is not about being anti-young people, anti-late-night culture, or anti-change. Newtown is full of life and always evolving. But this proposal doesn't reflect the kind of evolution our community wants or needs. It's not supporting local business, local culture, or local identity. It's not supporting families like mine, who want our neighbourhood to thrive on its own terms.

I urge the Council to listen to local voices — especially those of us who don't often speak up, but are doing so now because we care deeply about this place.

Please reject this development application.

Sincerely,

[REDACTED]

From: [REDACTED]
<[REDACTED]>
Sent on: Thursday, August 7, 2025 5:04:06 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042
Attachments: Submission - D_2025_585 - 212-214 King Street NEWTOWN NSW 2042.pdf (248.35 KB)

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

Hi Sissy,

Please find attached submission for your consideration.

Best,
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[Online Store](#) / [Instagram](#) / [Facebook](#) / [LinkedIn](#)

I respectfully acknowledge the Traditional Owners of the land on which we work and learn and pay respect to the First Nations Peoples and their elders, past, present and future.



Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042

Cissy Li,
City of Sydney

Re: DA D/2025/585 – Objection to Proposed Fast Food Outlet, King Street, Newtown

I strongly object to DA D/2025/585, which proposes a large-scale fast food takeaway outlet on King Street, Newtown – closely located to our store at 188 King Street Newtown.

This proposal raises significant concerns for our community staff, customers and neighbours:

1. Incompatible with Local Character

Our customers frequent Newtown because of its mix of small, independent businesses, that bring creativity and culture to King Street and encourage discovery and exploration of the area.

2. Traffic and Footpath Safety

The recently opened KFC across the road has already created serious congestion with Uber Eats and delivery riders blocking footpaths, creating hazards for pedestrians and causing disruptions to neighbouring businesses. This DA offers no viable solution to mitigate these impacts.

3. Waste and Litter Impacts

Fast food rubbish has already increased significantly with so many takeaway food locations opening on King Street. King Street is not suited to the volume of disposable packaging that comes with chain food operations. This is clearly visible in the rubbish accumulating on the streetside.

5. Lack of Necessity

There are so many takeaway stores in this area, with few other stores with diverse offerings. There is no demonstrated demand for another takeaway vendor in such close proximity.

I urge the City of Sydney to reject this DA and uphold the unique, community-oriented identity of King Street.

Sincerely,

From: [REDACTED] <[REDACTED]> on behalf [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 12:18:12 PM
To: dasubmissions@
Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

Dear Council reps,

As a Newtown resident, I strongly oppose McDonald's proposed 24/7 development on King Street. This plan threatens our community's character, local businesses, and public wellbeing.

Heritage & Local Identity

Newtown thrives on its independent businesses and vibrant culture. A corporate fast-food chain would dilute King Street's unique charm, replacing creativity with uniformity.

Community Health & Safety

The location near schools (Newtown Performing Arts High, Newtown North Primary, and Australia Street Infants) and social housing raises concerns about unhealthy food promotion and antisocial behavior—issues highlighted in Redfern's recent rejected McDonald's proposal.

Economic & Environmental Harm

Local burger shops and cafes already serve the area, and an existing McDonald's in Stanmore (1.7km away) delivers via Uber Eats. The development's waste plan is inadequate, risking litter, pests, and non-compliance with City of Sydney's sustainability goals.

Traffic & Pedestrian Risks

No designated parking for delivery riders will clog footpaths, obstruct pedestrians, and worsen King Street's traffic congestion—especially during clearway hours (3–7pm).

A Better Alternative

Instead, I urge support for:

- Adaptive reuse by independent businesses
- Ventures that align with Newtown's eclectic spirit

This proposal contradicts our community's values. I respectfully request its rejection to preserve King Street's future.

Kind regards.

█

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

Sent on: Thursday, August 7, 2025 8:46:23 AM

To: dasubmissions@

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

[REDACTED]

Dear Sir/Madam - I am writing to urge Council to reject the proposed McDonalds in King St Newtown. I love Newtown's unique vibe - slapping a McDonald's down in the middle of it will destroy the uniqueness. Please don't do this.

Regards

[REDACTED]

Sent from my Galaxy

From: [REDACTED]@c
<planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning Systems Admin
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:14:40 AM

To: DASubmissions <DASubmissions@c

Subject: FW: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

From: [REDACTED]

Sent: Thursday, 7 August 2025 8:36 PM

To: DASubmissions <DASubmissions@c [REDACTED]

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

To whom it may concern,

As a long-time resident of Newtown and a parent raising young children here ([REDACTED]), I am writing to express my strong objection to the proposed development of a 24/7 McDonald's at 212–214 King Street (DA/2025/585).

This is the first time I've ever made a submission like this — but I feel compelled to speak up because this proposal strikes at the heart of what makes our community special, and what I want for my family and neighbours.

Newtown is a vibrant, diverse and independent community. King Street is filled with small, character-rich local businesses that reflect the creativity and values of the people who live here. Introducing a 24-hour McDonald's — a multinational chain known for unhealthy food, late-night crowds, and a homogenised corporate aesthetic — would erode that local character, and set a dangerous precedent for the street's future.

As a parent, I'm especially concerned about the social and health implications. Our kids deserve to grow up in a neighbourhood that supports healthy choices, not one saturated with junk food. The proximity of this proposed outlet to multiple schools makes it even more troubling. We already face challenges around youth wellbeing and nutrition — this would make things worse, not better.

There are also serious safety and amenity concerns. A 24-hour operation brings noise, loitering, and late-night disruption. I worry about how this would affect the feeling of safety on King Street, especially for families, older residents, and vulnerable members of our community. We've seen other areas struggle with the antisocial impacts of all-night fast-food outlets — why bring that here?

This is not about being anti-young people, anti-late-night culture, or anti-change. Newtown is full of life and always evolving. But this proposal doesn't reflect the kind of evolution our community wants or needs. It's not supporting local business, local culture, or local identity. It's not supporting families like mine, who want our neighbourhood to thrive on its own terms.

I urge the Council to listen to local voices — especially those of us who don't often speak up, but are doing so now because we care deeply about this place.

Please reject this development application.

Sincerely,



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

Sent on: Wednesday, August 6, 2025 7:04:38 AM

To: dasubmissions@

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

Newtown Performing Arts High School

Newtown North Primary School

Australia Street Infants School

Social housing areas

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

Increase vehicle traffic and delivery noise, especially late-night.

Block pedestrian mobility in the local area.

Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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

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

Sent on: Thursday, August 7, 2025 9:53:23 AM

To: dasubmissions@

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

Dear City of Sydney Council,

As a parent of a young child attending school and preschool in Newtown and as a specialist child and family health professional, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to public wellbeing, character of our community and local businesses.

Introducing a McDonald's here would harm community members, particularly school children, by promoting unhealthy dietary choices linked to fast food near schools. 'Having fast-food establishments within walking distance of schools, not only increases accessibility and consumption of foods both high in fat and sugar but also undermines attempts to promote healthy eating practices within schools' (Moore, et al., 2024, p.

6, <https://www.sciencedirect.com/science/article/pii/S0195666324004549>)

The site is close to:

- Newtown Performing Arts High School
- Newtown North Primary School
- Australia Street Infants School

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

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

This proposal also threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

- Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.
- Existing McDonalds are only 1.7 km away in Stanmore and 2.5km away in St Peter's.
- McDonald's already delivers to the area via services like Uber Eats.

I also have environmental concerns related to generation of significant waste. The resulting mess would negatively impact the area's appearance and attract rodents and other pests.

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

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

The development would:

- Increase vehicle traffic and delivery noise, especially late-night.
- Block pedestrian mobility in the local area.
- Cause parking issues in an already crowded area.
- Increase hazards with higher risk of injury to pedestrians.

Rather than approving this development, here are alternative strategies that would align with the community values and needs:

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

- Prioritising diverse, community-focused enterprises.

I respectfully urge the Council to reject the application.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED] <[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 6, 2025 2:33:43 PM
To: dasubmissions@[REDACTED]
Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042
Attachments: Submission - DA_2025_585 - 212-214 King St NEWTOWN NSW 2042.pdf (85.41 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: Cissy Li
Please find my submission for an objection to the building of a McDonald's in Newtown - I have also attached my objection as a separate PDF for ease of printing and use.

warmly
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Council,

My name is [REDACTED], and I've had the privilege of calling Newtown home since 2003. As someone who was drawn to this neighbourhood at 21years old after returning from Europe, I've always cherished Newtown for its distinctive, alternative culture. Since then, I have completed my studies as a Clinical Psychologist and have a thriving private practice based in Newtown. The sense of community that is truly unique in Newtown has played a significant role in my decision to raise my family here, with my children attending local schools.

Traffic and Amenity Concerns

The proposed McDonald's development fails to account for essential considerations like the safe parking of delivery drivers, particularly those from services such as Uber Eats. Without designated spaces, these riders would crowd the footpath, creating unnecessary hazards for pedestrians in an area already known for heavy foot traffic. I live just off Watkins Street, and the added traffic, especially with King Street being a clearway during peak hours, will directly impact my family's daily commute. The proposal will likely:

- Increase vehicle congestion and delivery-related noise, particularly late at night.

- Create further obstacles for pedestrian movement.

-

Exacerbate parking issues in an already congested area.

Character and Heritage Impact

Newtown thrives as a unique village, home to independent businesses, vibrant art, and an authentic atmosphere that is increasingly rare in Sydney. A McDonald's here would transform the area, introducing a corporate design that disrupts the evolving character of King Street and undermines the essence of what makes Newtown special. Despite its lively nightlife, Newtown has managed to balance this with a family-friendly vibe, providing space for both locals and visitors to enjoy. A McDonald's would distort this delicate balance.

Social and Community Concerns

As a parent with children attending local schools - Newtown North Primary, and Australia Street Infants School - I'm particularly concerned about the health implications for them and their peers. Fast food outlets, especially in proximity to schools, exacerbate unhealthy dietary choices among young people. Furthermore, in light of the concerns raised during the rejected application for a McDonald's in Redfern, I worry about the potential for increased noise and antisocial behaviour from patrons visiting late-night premises.

Environmental and Waste Management Issues

Another pressing concern is the waste management plan outlined for the site. The proposed bins are undersized for the expected volume, and the plan does not adequately distinguish between business and customer waste. This lack of planning will inevitably lead to increased waste, attracting pests and diminishing the area's aesthetic appeal. The current proposal does not align with the City of Sydney's Waste Strategy and Action Plan, further compounding concerns about the environmental impact of this development.

Alternative Suggestions

I urge the Council to explore options that support the local character of Newtown. Instead of approving this McDonald's proposal, I recommend:

-

Supporting the adaptive reuse of existing buildings for local, independent businesses, art space or social impact businesses.

-

Prioritising businesses that align with Newtown's unique and diverse culture.

•
Encouraging the development of community-focused enterprises that enhance the social fabric of the neighbourhood.

Conclusion

The proposed McDonald's is at odds with the interests of Newtown's residents and the careful, intentional development of King Street. I respectfully request that the Council reject this application to preserve the integrity and spirit of our beloved neighbourhood.

Thank you for considering my concerns.

Sincerely,

[REDACTED]

--

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Pronouns: They/Them

Learn about pronouns: <https://www.mypronouns.org/they-them>

I pay my respects to the Gadigal people of the Eora nation, who are the traditional Custodians of the land I work on.



CONFIDENTIALITY NOTICE

This email, and the files transmitted with it, are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, you are not permitted to distribute or use this email or any of its attachments in any way. We also request that you advise the sender of the incorrect addressing immediately and delete all copies of this email.

[REDACTED]

Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042

- Attention: Cissy Li

Dear Council,

My name is [REDACTED], and I've had the privilege of calling Newtown home since 2003. As someone who was drawn to this neighbourhood at 21 years old after returning from Europe, I've always cherished Newtown for its distinctive, alternative culture. Since then, I have completed my studies as a Clinical Psychologist and have a thriving private practice based in Newtown. The sense of community that is truly unique in Newtown has played a significant role in my decision to raise my family here, with my children attending local schools.

Traffic and Amenity Concerns

The proposed McDonald's development fails to account for essential considerations like the safe parking of delivery drivers, particularly those from services such as Uber Eats. Without designated spaces, these riders would crowd the footpath, creating unnecessary hazards for pedestrians in an area already known for heavy foot traffic. I live just off Watkins Street, and the added traffic, especially with King Street being a clearway during peak hours, will directly impact my family's daily commute. The proposal will likely:

- Increase vehicle congestion and delivery-related noise, particularly late at night.
- Create further obstacles for pedestrian movement.
- Exacerbate parking issues in an already congested area.

Character and Heritage Impact

Newtown thrives as a unique village, home to independent businesses, vibrant art, and an authentic atmosphere that is increasingly rare in Sydney. A McDonald's here would transform the area, introducing a corporate design that disrupts the evolving character of King Street and undermines the essence of what makes Newtown special. Despite its lively nightlife, Newtown has managed to balance this with a family-friendly vibe, providing space for both locals and visitors to enjoy. A McDonald's would distort this delicate balance.

Social and Community Concerns

As a parent with children attending local schools - Newtown North Primary, and Australia Street Infants School - I'm particularly concerned about the health implications for them and their peers. Fast food outlets, especially in proximity to schools, exacerbate unhealthy

dietary choices among young people. Furthermore, in light of the concerns raised during the rejected application for a McDonald's in Redfern, I worry about the potential for increased noise and antisocial behaviour from patrons visiting late-night premises.

Environmental and Waste Management Issues

Another pressing concern is the waste management plan outlined for the site. The proposed bins are undersized for the expected volume, and the plan does not adequately distinguish between business and customer waste. This lack of planning will inevitably lead to increased waste, attracting pests and diminishing the area's aesthetic appeal. The current proposal does not align with the City of Sydney's Waste Strategy and Action Plan, further compounding concerns about the environmental impact of this development.

Alternative Suggestions

I urge the Council to explore options that support the local character of Newtown. Instead of approving this McDonald's proposal, I recommend:

- Supporting the adaptive reuse of existing buildings for local, independent businesses, art space or social impact businesses.
- Prioritising businesses that align with Newtown's unique and diverse culture.
- Encouraging the development of community-focused enterprises that enhance the social fabric of the neighbourhood.

Conclusion

The proposed McDonald's is at odds with the interests of Newtown's residents and the careful, intentional development of King Street. I respectfully request that the Council reject this application to preserve the integrity and spirit of our beloved neighbourhood.

Thank you for considering my concerns.

Sincerely,

██████████

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

Sent on: Wednesday, August 6, 2025 7:04:38 AM

To: dasubmissions@

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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As a local resident, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

Newtown Performing Arts High School

Newtown North Primary School

Australia Street Infants School

Social housing areas

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

Multiple local hamburger spots and fast food venues already nearby, with another multinational fast food corporation moving in only blocks away.

An existing McDonald's is only 1.7 km away in Stanmore.

McDonald's already delivers to the area via services like Uber Eats.

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

Increase vehicle traffic and delivery noise, especially late-night.

Block pedestrian mobility in the local area.

Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Thursday, August 7, 2025 10:04:11 AM
To: dasubmissions@
Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

Hi there,

I am a resident of Newtown, living with my partner and 7 year old on [REDACTED] street. My partner and I have lived in the area for over 20years and strongly oppose the proposed McDonald's development. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

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

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This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Traffic and Amenity

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

is moving through the area.

The development would:

Increase vehicle traffic and delivery noise, especially late-night.

Block pedestrian mobility in the local area.

Cause parking issues in an already crowded area.

Alternative Suggestions

Rather than approving this development, I suggest:

Supporting adaptive reuse for local, independent businesses.

Encouraging businesses aligned with Newtown's unique and vibrant character.

Prioritising diverse, community-focused enterprises.

Conclusion

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

Yours in kind

[REDACTED]

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

Sent on: Thursday, August 7, 2025 2:07:22 PM

To: dasubmissions@

Subject: Submission - DA/2025/585 - 212-214 King St NEWTOWN NSW 2042 - Attention: Cissy Li

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

Dear Cissy Li,

As a local resident who has lived in Newtown for more than 10 years, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. Having a McDonald's outlet would disrupt this character by:

- Inviting people from other suburbs who aren't necessarily interested in Newtown's unique character and what it has to offer.
- Increase vehicle traffic and delivery noise, especially late-night.
- Block pedestrian mobility in the local area.
- Cause parking issues in an already crowded area.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Environmental Concerns

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

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

Conclusion

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

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
<[REDACTED]>
Sent on: Thursday, August 7, 2025 10:55:51 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li
Attachments: Objection to D2025_585 212 King St Newtown.pdf (159.98 KB)

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

Dear Council Officer,

Thank you for your consideration of our objection to the proposed development at 212-214 King Street Newtown.
Please find attached letter outlining our concerns in relation to the proposal.

Regards,

[REDACTED]

Sent from my Galaxy

Submission in relation to Development Application D/2025/585

212 – 214 King Street Newtown

By SLR Consulting Australia Pty Ltd

To Whom It May Concern,

We reside at [REDACTED]. We consider ourselves to fall within the catchment area of the proposed development.

Our review of the supporting documentation indicates the following:

- There is no provision for loading / unloading on site. The only parking space available to the tenancy is to be taken up with storage and ramps.
- The kitchen and back of house is disproportionately large compared to dining area – contribution to streetscape will be negative on what exists and common typology on King Street for food premises.
- There is no indication of how the roof-mounted plant will be accessed for installation and maintenance. Fans are shown on the roof plan but not on elevations or perspective drawing. Are these new or existing?
- Proposed new works have not been coloured, making it difficult to determine the scope of works.

Our comments on the Statement of Environmental Effects are as follows:

Site Analysis notes there “may be” residential units and complexes on Brown Lane and Brown Street. There are 6 x two storey terrace dwellings, a single storey dwelling, boarding house and shop top house on the west side of Brown Street, 71 apartments on the northern corner of Brown Street and Bucknell Lane, 11 apartments facing Brown Lane at WJ Thurbon Reserve, along with 1 shop top dwelling adjacent to the site at 210 King Street, another 18 dwellings / shop-top housing west of the site on King Street, all backing onto Brown Lane. By our estimation, this makes approximately 110 sensitive receptors in the immediate block of King Street and Brown Lane in the vicinity of the proposal. In addition, there is shop top housing facing the proposal on the opposite side of King Street. The proposal for 24/7 operation is completely unreasonable in an area which is immediately adjacent to such a large number of residences. If the rumours regarding the intended tenant are correct, we wonder why they require another premises with 24/7 opening hours in this location when they have another such facility just down the road in Stanmore.

Site Design notes the existence of the former “Thrills” tenancy at 212 King Street but does not mention the Richardson and Wrench shopfront at street level at 214 King Street, despite proposing to take this space and turn it into a blind shopfront.

The amount of the space to be occupied by kitchen, storage and back of house areas to client facing areas is disproportionately large, meaning the active part of the shopfront is very constrained and will contribute little to the vibrancy and activity of King Street.

Waste storage is inadequate to prevent the attraction of vermin. Plan DA11 notes the walls are to be built to prevent entry and harbour for pests, but DA20 states the new roller shutter will be perforated, presumably for ventilation. A perforated roller shutter will not prevent the area from vermin infestation, noting rats are particularly active in the area. The waste management plan does not include adequate detail regarding waste management in kitchen and back of house areas, liquid storage or waste collection points. The proposal does not satisfy the requirements of the *Guidelines for Waste Management in new developments* Section D to indicate waste collection points, whether these are within the site boundaries or what measures will be put in place to mitigate noise or odour impacts on residents.

The Plan of Management addresses surveillance and the use of CCTV cameras, but the location of proposed cameras is not documented. The POM references casual surveillance of the car park, although there is no car park associated with the development. It is not clear whether cameras will be installed to monitor public accessways at either Brown Lane or King Street, or what impact these may have, if any, on the privacy of local residents. Similarly, perimeter lighting is mentioned but no external lights have been documented.

The Plan of Management mentions the minimal provision of seating as assisting in not “interfering or disrupting pedestrian flows”. Given the expected client base, it seems likely this will actually contribute to queuing and overcrowding of the footpath in the immediate area of the premises, which already experiences heavy pedestrian and illegal bicycle traffic. In addition, it is more likely that customers will elect to take their meals away, rather than eat in as the seating numbers are inadequate. This will result in more noise from customers and greater levels of litter in the surrounding areas. The report seems focussed on the impact to King Street, but with no consideration of the impacts on Brown Lane, Brown Street or Thurbon Reserve.

Signage is not labelled on the plans DA11 and DA12, nor does it align with the description in the SoEE, which notes 4 signs, although the elevations on DA 20 indicate 5 signs. Signage has been assessed against SEPP (Industry and Employment) not against Section 3 of the City of Sydney DCP. The proposed site is a contributory item to the Heritage Conservation Area, yet the signage documentation does not address the provisions of DCP 3.16.11 in relation to signage in heritage conservation areas. Under 3.16.12.13 the requirements for the King Street Newtown signage precinct are set out. The proposed signage does not comply with the requirements of this section. No signage strategy has been provided and it is not possible to assess the signage proposed against the requirements on the basis of the information available.

The SoEE notes that deliveries will be made with vehicles utilising the loading zone on King Street between 7am and 3pm and via Brown Lane outside these hours. It is noted that parking on King Street is available at all times except during the weekday peak clearway times of 3pm to 7pm. The use of King Street for deliveries outside of clearway times should be mandated to minimise impact on local residents.

Provision for food delivery riders has not been documented. As a resident, it is extremely common that the footpaths of King Street are choked with delivery bicycles parked outside food businesses and being ridden unlawfully on the footpaths throughout the evening. The proposal is expected to make this situation worse.

The acoustic report attached to the application does not identify all of the sensitive receptors in the immediate area of the proposal, including the numerous residences on Brown Street and Brown Lane. As such, it cannot be considered to have adequately assessed the potential acoustic impacts on the surrounding residents.

Section 6.4 of the SoEE addressing heritage deals only in the King Street façade and the interior work. It is noted that the site is located on the boundary between two HCAs, with the rear bordering the Bucknell Street Heritage Conservation Area (HCA 39). The Statement of Heritage Impact also does not address the adjoining HCA 39 or works to the Brown Lane elevation. This is inadequate to assess the impacts of the proposal on the heritage significance of the area surrounding the site. There is no discussion of the proposed colour scheme, but the proposed colours are representative of corporate branding and do not reflect a good heritage outcome.

The large number of supporting documents and the scale of the fitout indicates the intention for occupation by a major operation, although the documentation is generally vague about the intended tenant of the premises. This means there is limited detail on signage and operations and a coyness regarding the true impact of a high turnover business with long operating hours. Due consideration of what happens at the rear of the premises and the impact on surrounding residents has not been made.

On the basis of the above, we request that Council do not permit the application as it currently stands. Should Council be inclined to approve the application, we urge the imposition of controls around hours of operation, vehicle movements, the number and times for deliveries and waste management, as well as additional documentation relating to signage and heritage.

Sincerely,



From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Thursday, August 7, 2025 3:53:57 PM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 6 August 2025 1:21 PM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

As a Newtown resident I'm in favour of a variety of hospitality businesses being available and catering to local residents and visitors, including options that cater to people who may have lower incomes.

The proposed McDonald's answers this need and I am fully supportive of this development going ahead.

Regards

[REDACTED]

Sent from my iPhone

From: [redacted] on behalf of [redacted]
<[redacted]>
Sent on: Thursday, August 7, 2025 11:58:49 PM
To: [redacted] council@[redacted]
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

NB: Please keep my email address, name and all identifying personal information private.

Dear Cissy,

I wish to object D/2025/585.

I am a resident of Newtown and earlier this year, I noticed that a new free publication, the Newtown Enmore Precinct Magazine ('TownMag') started being distributed in the local area. The magazine, supported by the City of Sydney and the NSW Government, among many other institutions, had the purpose of encouraging residents and visitors to support local businesses and culture in the Newtown/Enmore precinct, especially in a time of tough economic conditions.

As such, I would find it **extremely disappointing and hypocritical** were the City of Sydney to accept this DA for a 24/7 McDonald's on King St, especially one next door to Clem's, which was featured in the magazine, and that will actively impact the local businesses and culture of the area.

As such, I urge you not to accept this DA.

There are a number of other concerns that I also wish to raise:

- **Impact on neighbouring streets and residents:** The proposed location for the 24/7 McDonald's is very close to quiet, residential areas. The residents who live there did not have the knowledge or expectation that there would be 24/7 businesses operating within 50 metres of them and the noise, rubbish and light pollution will impact them significantly.
- **Current availability of McDonald's:** There are already 24/7 McDonald's in Stanmore and St Peters, and another McDonald's in Marrickville Metro. If someone wants McDonald's they have the option of multiple nearby branches to purchase from. These are also in much more appropriate locations, on main roads away from quiet residential areas, and where there isn't an existing network of nearby independent food outlets. There does not need to be *another* one in Newtown, especially when there are so many similar, independent food outlets nearby, including similar food to what McDonald's offers.
- **Impact on small businesses:** Anyone who walks down King St will notice the stark number of empty shops and 'for lease' signs — all small businesses that have recently closed in the last 6-12 months. These small businesses are the livelihoods of hardworking Sydney-siders and it is devastating to see their closures due to factors out of their control such as a cost-of-living crisis and unaffordable rents. McDonald's is a huge, multinational corporation that has a specific business objective of pricing out local competition, and therefore actively taking away economic livelihoods from those business owners and employees. As an international company, their earnings will ultimately not even benefit or stimulate the local Sydney or Australian economy.
- **Health impacts:** McDonald's is fast food, and will encourage and enable unhealthy eating, especially among vulnerable populations. There must be availability of fresh, affordable and healthy eating options instead.
- **Congestion:** McDonalds will have more delivery orders and drivers than neighbouring businesses, contributing to congestion and impacting pedestrians.

Many thanks for the opportunity to comment on this DA. I reiterate that as a Newtown resident, I strongly oppose this DA and urge you to reject it.

Warm regards,



From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
<[REDACTED]> [REDACTED] <[REDACTED]>
Sent on: Thursday, August 7, 2025 6:44:42 PM
To: [REDACTED] Clover Moore <cmoore@ci[REDACTED]>
[REDACTED] Sylvie
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] g@c[REDACTED]
Subject: Objection to proposed 24-hour McDonalds in Newtown (D/2025/585)

Caution: 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: Application D/2025/585

Applicant: SLR Consulting Australia Pty Ltd

I am concerned about the 24 hour McDonalds proposed for King Street Newtown.

There are a number of areas of concern both pertaining to having a fast food outlet the nature of McDonalds – especially given the recent addition of a KFC outlet of King Street which is completely redundant and out of place on that strip – which are damaging to the reputation of King Street, and Newtown more generally, as a unique destination in Sydney. These concerns also extend to the issue of societal benefit – or lack thereof – of this kind of fast food as it is a known contributor to poor health.

Please consider the following:

Threat to Existing Local Businesses:

The conducting of food retail as well as the ongoing cost-of-living crisis has already placed enormous pressure on our small, independent operators. A 24-hour chain restaurant would draw vital trade away from these businesses, many of which are doing it tough. The council should be prioritising the survival and support of existing enterprises, not facilitating the dominance of impersonal, corporate chains with unfair economies of scale.

Erosion of Local Character:

This precinct and the community is known and valued for its unique boutique offerings, culturally unique cuisines, and independently run cafes and eateries. These businesses give Newtown its distinct identity and charm. A 24-hour fast food chain restaurant is completely out of step with this aesthetic and ethos, and its presence would diminish the cultural and commercial integrity of the precinct.

Disruption to Peace and Amenity:

An around-the-clock operation inevitably brings increased foot traffic, vehicle noise, and social disturbances, particularly in the early hours. Such disruption would severely impact the sleep, wellbeing, and overall quality of life for nearby residents, including young families, shift workers, and elderly ratepayers.

As there is virtually no seating in the proposed McDonald's, the small Wilson St Reserve (next to the units #60 Wilson Street) will inevitably attract increased late night activity and become an unsafe area for local residents.

Litter and Public Health Risks:

Chain restaurants are notorious for generating excessive single-use packaging waste. Experience in other areas

shows that food wrappers and scraps are often discarded in nearby parks and green spaces. This not only detracts from the natural beauty of these reserves but also attracts vermin and poses choking hazards to pets, who rely on these vital areas for exercise and toileting.

Strain on Parking Infrastructure:

Our area already suffers from insufficient parking, particularly during peak hours and weekends. The introduction of a high-traffic food venue would exacerbate this issue, frustrating both residents and visitors and further discouraging patronage of local businesses.

Increased Delivery Traffic and Safety Risks:

The proliferation of food delivery scooters and e-bikes has already made our footpaths and laneways dangerous, particularly for the elderly, young children, and people with disabilities. This development would add exponentially to the number of delivery vehicles weaving through our streets at all hours, posing an unacceptable risk to public safety as well as to local birdlife and urban wildlife.

Promotion of Unhealthy Eating Habits:

McDonalds produces poor quality, highly processed food that contributes to many health problems including obesity, diabetes, heart disease and bowel cancer. I do not wish to support such businesses that take advantage of people struggling on low incomes and who most need affordable nutrition that will not adversely affect their health.

Another McDonalds

There is a McDonalds in Stanmore, Waterloo and St Peters under 2km from the proposed location on King Street. Some of these operate on an open 24 hour basis. Given this It is unnecessary for an outlet in Newtown, let alone one open for 24 hours.

In essence the City of Sydney has a responsibility to protect unique precincts like King Street and needs to make strong decisions that reflect cultural leadership and social responsibility. There are enough McDonalds to service community needs, and this proposed outlet will only serve to take business away from small local businesses: it could be described as a cynical move to increase market share at the expense of small business.

I urge the City to take heed of community opinion on this matter and do its integral part in protecting a unique retail ecosystem to ensure King Street does not go the way of any other suburban high street and be a sea of multinational and impersonal brands.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:36:14 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED]
Sent: Wednesday, 6 August 2025 4:19 PM
To: DSubmissions <DSubmissions@c [REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Hello,

As a long time inner west & City of Sydney resident I strongly object to this application and encourage the City of Sydney to reject it.

Could you kindly respond to these questions:

- why is McDonalds so hidden in this public exhibition? Is it City of Sydney best practice to not provide these essential details in a public exhibition?

- how does a McDonald's in Newtown support the City's 2030 and 2050 strategies?

- what powers does the City of Sydney currently have to proactively refuse development applications that clearly conflict with community benefit and existing strategies? Is it possible for the City to create a pre-approval process to avoid applications like these making it to public exhibition?

Thanks for your time. Kind regards [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

<[https://scanmail.trustwave.com/?](https://scanmail.trustwave.com/?c=16815&d=mbiT6Gg3iZbqSGjAoCVB2lhEJso794FhJyLRPW6aA&s=115&u=https%3a%2f%2fwww%2ebiinidesigns%2ecom%2fabout)

c=16815&d=mbiT6Gg3iZbqSGjAoCVB2lhEJso794FhJyLRPW6aA&s=115&u=https%3a%2f%2fwww%2ebiinidesigns%2ecom%2fabout>

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:32:53 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 8:23 PM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

Dear Cissy Li,

I write to formally object to Development Application D/2025/585, concerning the proposed McDonald's outlet at King Street, Newtown, including its proposed 24-hour operation.

This application fails to demonstrate that it is suitable for the location in practical planning terms. The proposal presents a number of foreseeable and unmitigated impacts on local amenity, public infrastructure, and the functioning of the area – especially considering its high pedestrian volumes, constrained streetscape, and late-night activity profile.

Inadequacy of the Plan of Management

Although the applicant has submitted a Plan of Management (PoM), it does not adequately address the specific risks associated with a 24/7 fast food venue of this nature in Newtown. The plan is light on enforceable measures and appears to rely on generic operational procedures rather than locally responsive strategies.

There is no clear plan for managing late-night loitering, the lack of patron toilet facilities, the expected clustering of delivery drivers, or the use of nearby public space as overflow for waiting, eating or smoking. These are not speculative concerns – they are established patterns with similar premises in the vicinity, and no convincing steps have been proposed to address them. Furthermore, the absence of a Social Impact Assessment, as required under Section 3.15 of the Sydney Development Control Plan 2012 (SDCP 2012) for late-night trading venues, represents a significant gap in the application.

24-Hour Operation and Amenity Impacts

There is no demonstrated community need for a 24-hour venue of this kind in Newtown. The proposed trading hours are out of step with surrounding land uses and would compound existing pressure on the area's public infrastructure. Continuous operation introduces a high risk of overnight noise, antisocial behaviour, and informal congregation, particularly given the site's proximity to public transport, licensed premises, and late-night pedestrian flows.

Nearby residential properties will inevitably be affected by the cumulative impact of late-night patron noise, delivery vehicles, scooters, and increased foot traffic. No acoustic assessment has been provided to quantify or manage these impacts.

Delivery and Traffic Management

The proposal fails to adequately account for the delivery component of its business model. King Street is already heavily trafficked, and the addition of frequent food delivery pickups by car, scooter and bike – especially during evening and overnight hours – will place further pressure on kerbside access, footpaths and pedestrian safety.

There are no designated delivery loading zones, and the PoM does not identify how this will be managed. The result is likely to be illegal stopping, blocking of cycle lanes and footpaths, and additional risk for pedestrians and cyclists, particularly during peak hours and late at night.

Lack of Facilities for Customers and Delivery Workers

The venue provides limited dine-in space and no bathroom amenities for patrons or delivery workers. As a result, it is foreseeable that nearby public spaces, laneways, and doorways will be used for eating, waiting, and toileting. This poses unacceptable impacts on hygiene, amenity, and public order, and shifts the burden of the operation onto neighbouring properties and public assets.

These issues are exacerbated by the fact that the business model appears structured around high-volume takeaway and delivery trade, rather than being integrated into the local fabric of Newtown's small-scale, community-facing businesses.

Waste and Litter

Fast food outlets of this nature generate substantial packaging and food waste. The proposal does not include a tailored waste management strategy to address increased litter, overflow waste, or its disposal. The area already suffers from litter accumulation, blocked stormwater drains, and food waste attracting pests such as ibises and seagulls. Without a location-specific strategy, this development would contribute further to these existing issues, in breach of Section 3.10 of the DCP.

Conclusion

The proposed development, particularly in its 24/7 format, is incompatible with the operational and environmental capacity of King Street, Newtown. The cumulative impacts on noise, waste, traffic, public hygiene, and residential amenity have not been satisfactorily addressed. Specifically, the application:

- * Fails to comply with Section 4.15 of the Environmental Planning and Assessment Act 1979 (NSW) due to its likely adverse social and environmental impacts and unsuitability for the site;
- * Does not satisfy Section 3.15 of the Sydney DCP 2012, owing to the absence of an adequate Plan of Management and Social Impact Assessment;
- * Offers no strategy to manage the externalities created by delivery traffic, waste, lack of facilities, and overnight trading;
- * Shifts the cost and burden of its operations onto the surrounding community and public realm.

I respectfully request that Council refuse the application in its current form. At minimum, trading hours should be restricted to align with surrounding land uses, and a revised Plan of Management, Social Impact Assessment and supporting documentation should be required to properly assess the development's full implications.

Thank you for considering this submission.

Yours sincerely,

A concerned resident of Newtown

(Please do not publish my personal details. I am willing to be contacted by Council for verification if required.)

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:43:57 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, 6 August 2025 8:44 PM
To: DASubmissions <DASubmissions@c [REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

I'm writing to express my deep concern about the proposed development of a McDonald's in our historic neighborhood.

This area is known for its unique charm, heritage architecture, and strong sense of community. Introducing a large fast-food chain like McDonald's risks undermining that character in several ways. First and foremost, the greasy smell generated by continuous food production is likely to affect the ambiance for residents and visitors alike — especially in a setting that currently values a more multicultural atmosphere.

Additionally, McDonald's outlets are often linked to excess litter — packaging waste that frequently ends up in streets, parks, and waterways. While the company profits from the foot traffic, it doesn't take any responsibility for the mess left behind. Our neighborhood should not have to pull the extra resources to absorb this burden, and it's unfair to expect volunteers or ratepayers to deal with the fallout.

Beyond the local impact, it's also important to acknowledge McDonald's troubling track record as a global corporation. The company has long been criticised for exploitative labour practices, financial contributions to questionable political parties, unsustainable sourcing, aggressive marketing to children, and its significant contribution to environmental degradation. While McDonald's invests heavily in PR campaigns to appear community-focused and eco-friendly, its actions often fall short of its promises. Allowing a business with such a history to establish itself in a historically significant and community-oriented area sends the wrong message about the values we want to uphold here.

Lastly, I worry about the longer-term impact on local businesses and the creeping gentrification that follows such developments. The presence of a multinational brand can disrupt the balance of independently owned shops and cafes that give the area its distinctive character. Over time, this can lead to rising rents and the displacement of both residents and small businesses.

I urge you to reconsider this proposal and instead prioritize developments that align with the cultural and historical value of the area, as well as the needs and wishes of the local community.

Thank you for your time and consideration.

Kind regards

████████

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:53:06 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Thursday, 7 August 2025 7:47 AM

To: DASubmissions <DASubmissions@c [REDACTED]>

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

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

I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

I live close by to Newtown and often frequent its bars and restaurants.
It does not need a MacDonald's

Newtowns character and heritage does not suit a fast food restaurant.

MacDonald's generates large amounts of waste which often ends up in the street around its restaurants. This is not conducive to an attractive tidy area that people want to visit.

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

Regards,

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:53:56 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Thursday, 7 August 2025 12:03 PM

To: DASubmissions <DASubmissions@c

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

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

I do not agree with a McDonald's or major multinational food chain coming into the inner west.

It is a vibrant and diverse community with plenty of local businesses which rely on the patronage associated with the entertainment precinct and night life.

We also have an issue with rubbish and waste, throughout the country the worst offenders of littering always seem to be consumers of McDonald's.

In Newtown and enmore after the weekends the streets and laneways are littered with rubbish.

I feel that a mcdonalds in this area will exacerbate the problem.

It will also change the dynamic of the area, and the visiting demographic.

I reject all attempts to turn Newtown into a kings cross, which seems to be what is occurring since lockout laws.

Thank you for your considerations in this.

Regards,

A Newtown local of 10 years

Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:53:40 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>
Sent: Thursday, 7 August 2025 9:56 AM
To: DSubmissions <DSubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042 - Attention Cissy Li

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

My name is [REDACTED] I am a citizen of the Inner West, and the daughter of [REDACTED]; owner of the shop [REDACTED] on king street, that stood on south king for 20+ years until it's closure in 2019. I am wholly against this proposal.

- I do not support the gentrification of King Street, and the over development including the proposed signage.
- introducing this fast food restaurant to King Street robs longstanding small business owners of foot traffic they deserve.
- King Street is a melting pot of diversity and having a presence of corporations kills culture & takes away from the legacy we've built.
- if this proposed building is McDonald's, this company is extremely problematic as it's been known to align itself with Israel and feed their soldiers as they genocide innocent Palestinians. having this presence on King Street will be extremely traumatic & disruptive for the marginalised communities that feel safe there; to witness such a development with no regard for their humanity.

please consider what king street truly means to us. please consider the communities that truly do enjoy that space. King Street is a safe space for the celebration of diversity of all kinds and always has been. Introducing this corporate fast food chain is a slap in the face to the extremely hard working small business restaurant owners and workers all along the strip; and a huge slap in the face to Australian citizens who deserve a town that is free from TNCs with no morals.

their presence will mark a significant downfall in cultural respect for Newtown. a downfall in culture in Newtown in general. it will introduce more litter and the presence of ugly "McDonald's" branded litter (advertising) is not desired on our streets or in our park. the proposed signage will be visually jarring and ugly eye sore that will harm and reduce the pleasant experience of walking down King Street.

please do not go ahead with this proposal. we as the citizens DO NOT WANT MCDONALD'S IN NEWTOWN.

thank you for your consideration.
I look forward to seeing you do the right thing.

kind regards

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:54:09 AM

To: DASubmissions <DASubmissions@c

Subject: FW: Newtown McDonald's application

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

From: [REDACTED]
Sent: Thursday, 7 August 2025 2:10 PM
To: DASubmissions <DASubmissions@c [REDACTED]
Subject: Newtown McDonald's application

Caution: 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 over 20 years, I strongly object to McDonald's proposed development of a 24/7 premises on King Street, Newtown. This plan poses significant risks to the character of our community, local businesses, and public wellbeing.

Character and Heritage Impact

Newtown has flourished into a unique and vibrant village with independent businesses, small bars and local restaurants. A McDonald's would disrupt this character, replacing King Street's evolving identity with a standard corporate design that undermines our community.

Social and Community Impact

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

The site is close to:

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

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

Economic and Market Saturation

This proposal threatens the viability of small, local businesses that contribute to Newtown's unique vibe.

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

Environmental Concerns

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

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

Traffic and Amenity

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

The development would:

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

Alternative Suggestions

Rather than approving this development, I suggest:

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

Conclusion

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

Sent from Outlook for iOS <[https://scanmail.trustwave.com/?](https://scanmail.trustwave.com/?c=16815&d=sKeU6F_AlPk5uBkXh0rAcXxO9kkkamCZCWRYcdV4Ow&s=115&u=https%3a%2f%2faka%2ems%2fo0ukef)

c=16815&d=sKeU6F_AlPk5uBkXh0rAcXxO9kkkamCZCWRYcdV4Ow&s=115&u=https%3a%2f%2faka%2ems%2fo0ukef>

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:53:12 AM

To: DASubmissions <DASubmissions@c

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

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

From: [REDACTED] <[REDACTED]>

Sent: Thursday, 7 August 2025 7:55 AM

To: DSubmissions <DSubmissions@c [REDACTED]>

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

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

NO MACCAS IN NEWTOWN please

From: Planning Systems Admin <planningsystemsadmin@c
Systems Admin <planningsystemsadmin@c
<planningsystemsadmin@ci

on behalf of Planning
<Planning Systems Admin

Sent on: Friday, August 8, 2025 9:54:21 AM

To: DASubmissions <DASubmissions@c

Subject: FW: D/2025/585

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

From: [REDACTED] <[REDACTED]>

Sent: Thursday, 7 August 2025 6:09 PM

To: DSubmissions <DASubmissions@c [REDACTED]>

Subject: D/2025/585

Caution: 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 out of concern for the McDonald's development proposal on King St, Newtown. Please. Please do not approve it!

I grew up in Erskineville/Newtown and as an inner west resident, frequently visit King St for a meal or a night out. It has been fantastic to see the revival of Newtown nightlife over the last couple of years.. particularly the emergence of a thriving little restaurant scene. Putting a maccas on the strip will not only spoil the atmosphere, it takes away from the opportunity for a local business to set up and contribute to the local culture. It will stink, it will rubbish.

Please let us hold onto some of the characteristics that make Newtown unique and DO NOT APPROVE.

Thanks

[REDACTED]

From: Planning Systems Admin <planningsystemsadmin@c[REDACTED]> on behalf of Planning Systems Admin
<planningsystemsadmin@c[REDACTED]> <Planning Systems Admin
<planningsystemsadmin@ci[REDACTED]>
Sent on: Friday, August 8, 2025 9:54:32 AM
To: DASubmissions <DASubmissions@c[REDACTED]>
Subject: FW: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042

-----Original Message-----
From: [REDACTED] <[REDACTED]>
Sent: Thursday, 7 August 2025 11:26 PM
To: Planning Systems Admin <planningsystemsadmin@ci[REDACTED]> DASubmissions <DASubmissions@c[REDACTED]>
Subject: Submission - D/2025/585 - 212-214 King Street NEWTOWN NSW 2042

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

To Whom It May Concern,

As a psychologist and longtime resident of Newtown, I write with serious concern regarding the proposed development of a McDonald's in our community.

Fast food franchises may serve convenience, but they come at a cost to more than just to physical health. The mental health consequences of such a development are real, insidious, and often overlooked. Exposure to fast-food environments has been linked to increased rates of depression, anxiety, and poor self-rated mental wellbeing, particularly in communities with high outlet density¹.

A McDonald's reshapes a neighbourhood. These outlets are engineered for speed, impulse, overstimulation, and overconsumption. They disrupt healthy eating routines, and normalise hyper-palatable foods (high in sugar, fat, and sodium) which activate the brain's reward system in a way that promotes compulsive eating behaviours. These habits are closely associated with mood dysregulation, low self-esteem, and emotional distress². In vulnerable individuals, especially young people, these patterns can become deeply entrenched.

We know that communities thrive when people feel proud of their environment, and when public spaces invite nourishment, connection, and care. McDonald's, by contrast, offers fluorescent lighting, industrial ambience, and a transactional model that is antithetical to emotional safety and psychological wellbeing³.

Furthermore, the presence of a 24/7 or late-night franchise in an already high-stimulus area like Newtown will contribute to sensory overload through noise, crowding, and constant, inescapable smell pollution. The scent of fryer oil and synthetic beef may seem trivial, but for a large number of people, particularly neurodivergent individuals and those managing anxiety or sensory processing sensitivities, this is not merely unpleasant. It is overwhelming⁴. Sensory overload is a documented contributor to chronic stress, withdrawal from public spaces, and an overall reduction in perceived safety⁵.

Newtown is known for its creativity, diversity, and fiercely independent spirit. A McDonald's dilutes this and erodes a community identity that protects and sustains the mental health of many people who live in the area.

I urge you to view this as a decision that impacts the psychological wellbeing of an entire suburb.

Sincerely,

[REDACTED]

References

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]

c=16815&d=
qmU6KEmjXBUVK6u6DAQ8NynI7Yv5jOgydtuigPpGA&s=115&u=https%3a%2f%2fwww%2eautismcrc%2ecom%2eau%2fsites%2fdefault%2ffiles%2finline-
files%2fSensory%2520Design%2520Guide%5fAutism%2520CRC%2epdf>
5. Basner, M. et al. (2014). Auditory and non-auditory effects of noise on health. The Lancet, 383(9925), 1325–1332. [https://doi.org/10.1016/S0140-6736\(13\)61613-X](https://doi.org/10.1016/S0140-6736(13)61613-X) <https://scanmail.trustwave.com/?c=16815&d=qmU6KEmjXBUVK6u6DAQ8NynI7Yv5jOgyY8ziVe_TQ&s=115&u=https%3a%2f%2fdoi%2eorg%2f%2f016%2fS0140-6736%2813%2961613-X>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] <[mailto:\[REDACTED\]](mailto:[REDACTED])>

[REDACTED] <<https://scanmail.trustwave.com/?c=16815&d=qmU6KEmjXBUVK6u6DAQ8NynI7Yv5jOgyY8x3gLqTQ&s=115&u=https%3a%2f%2fmichaeladavies%2einfo%2f>>

Pronouns: she/her

Learn about pronouns: <https://www.mypronouns.org> <<https://scanmail.trustwave.com/?c=16815&d=qmU6KEmjXBUVK6u6DAQ8NynI7Yv5jOgy5j2VDvHg&s=115&u=https%3a%2f%2fwww%2emypronouns%2eorg%2f>>

[REDACTED]

[REDACTED]

I am not always available to answer emails and phone calls. If you require immediate support, please reach out to:

- [REDACTED]

- [REDACTED]

- [REDACTED]

- [REDACTED]

I work on Gadigal land, always was and always will be