

27 May 2026

SLR Ref No.: 610.033788.00001-McDonald's Bexley-Response to Submissions-v0.1

Attention: Renee Ezzy

Department of Planning, Housing and Infrastructure
4 Paramatta Square
Paramatta NSW 2150

**RE: 1 Highworth Avenue, Bexley PP-2024-1442 (Bexley McDonalds)
Response to Submissions**

1.0 Introduction and Background

SLR Consulting Australia Pty Ltd (SLR), acts on behalf of its client McDonald's Australia Limited (McDonald's), in relation to Planning Proposal PP-2024-1442 (PP) to include an Additional Permitted Use (APU) to Schedule 1 of the Bayside Local Environmental Plan 2021 (LEP 2021) at 1 Highworth Avenue, Bexley (the subject site).

A Gateway Determination was issued by the Department of Planning, Housing and Infrastructure (DPHI) on 2 March 2026 with public exhibition occurring between 2 April 2026 and 5 May 2025. A total of 18 submissions were received.

2.0 Response to Submissions

This Section sets out the response to submissions in accordance with the *Local Environmental Plan Making Guideline (August 2023)*. It includes a summary of the issues raised and our response.

2.1 Environmental Impacts

All environmental impacts will be comprehensively assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* in any future Development Application (DA).

Preliminary assessments were undertaken as part of this PP pertaining to noise, traffic, heritage and lighting which have not identified any fundamental issues that cannot be refined at the detailed design and DA stage. The future DA will be accompanied by further assessments considering the conclusions, including any recommended mitigation measures.

In accordance with Section 4.15(1)(b) of the EP&A Act, Council will not approve a DA if they are of the view the proposal will have significant environmental impacts, including those on surrounding residents.

2.1.1 Traffic Impacts

An updated Traffic Report (dated December 2024) was prepared and submitted to Council on 13 December 2024 in response to a Request for Further Information (RFI) issued by Council. This RFI response and Traffic Report is included at Attachment A.

This report concludes that the proposal would result in minor increases in traffic on the adjacent road network in the weekday morning and afternoon peak hours and the road network will be able to cater to this minor increase in traffic. The report also notes the PP will alleviate conflicts between the carpark area and drive-thru.

Further detailed modelling of the surrounding traffic network and assessment of impacts will be undertaken at DA stage.

2.1.2 Other Environmental Impacts (e.g. Noise, Lighting and Amenity)

The Noise Assessment, prepared by MAC Consulting (dated 21 May 2026), quantified the likely noise emissions to be generated from the eventual development, including from customer vehicles, and concluded that the proposal would likely satisfy relevant Project Noise Trigger Levels (PTNL), subject to incorporation of mitigation measures (e.g. acoustic barriers).

External lighting will be designed in accordance with the relevant Australian standards with any potential headlight spill on surrounding properties appropriately investigated.

Potential mitigation measures relating to acoustic walls and landscaping will be further refined and investigated and incorporated into the DA design.

2.2 Safety, Maintenance and Litter

McDonald's is committed to ensuring the safety of its staff, customers and surrounding residents. All McDonald's premises implement a Plan of Management (POM) which include details and management procedures regarding safety and security as well as general maintenance of the premises (including the car parking area). This includes frequent litter patrols of the premises and adjoining footpaths.

An updated POM will be prepared and submitted with the future DA setting out management and security protocols for the entire site. It is anticipated Council would include compliance with this POM as a condition of consent. In the interim, McDonald's will actively monitor any anti-social behaviour, remove litter and continue to employ pest control at 1 Highworth Avenue.

2.3 Planning Process and Legislation

The site is currently zoned R2 Low Density Residential where *commercial premises* are prohibited under the LEP 2021. McDonald's have therefore pursued a PP under the EP&A Act to include an APU to the LEP to enable alterations and car parking extension.

Following Council's decision to not endorse the PP, McDonald's pursued a Rezoning Review where the Planning Panel recommended the PP be submitted for a Gateway Determination on the basis the proposal has demonstrated strategic and site-specific merit. A Gateway Determination was then issued 2 March 2026.

McDonald's have therefore adhered to the planning legislative pathways available to all applicants in accordance with the EP&A Act.

2.4 Community Benefits

Benefits will be provided through employment opportunities, both during the construction phase and through permanent employment at the McDonald's premises. The design of the car park will likely incorporate appropriate landscaping, acoustic treatments, and visual screening to ensure a sensitive transition between commercial and residential uses. These measures will be refined at the DA stage in consultation with adjoining landowners and Council.

By supporting an existing commercial use in a manner that is respectful of its residential context, the proposal achieves a balanced planning outcome that aligns with the strategic intent of the area and contributes to the broader goals of urban renewal, economic support, and improved amenity.



2.5 Consultation

Consultation has been ongoing with the immediate neighbour at 3 Highworth Avenue pre-2021 including various emails, phone discussions and meetings. SLR understands consultation with this neighbour is ongoing, including the preparation of a private agreement.

A letter drop was also undertaken with 11 surrounding neighbours inviting feedback on the proposal between 19 June 2025 and 4 July 2025. Responses were received from the neighbours at 3 Highworth Avenue and 2 Highworth Avenue. As above, McDonald's are in consultation with the neighbour at 3 Highworth Avenue regarding a private agreement to address their concerns.

A meeting was held between McDonald's and the neighbour at 2 Highworth Avenue to discuss their concerns regarding potential noise impacts and the intrusion of headlights from vehicles leaving the site. McDonald's advised all noise will be comprehensively addressed at DA stage and consideration will be given to design the driveway exit to minimise potential headlight intrusion on this property.

McDonald's is committed to working through all considerations with surrounding neighbours both within and outside of the statutory planning pathways.

McDonald's also acknowledges that additional community consultation will be required as part the DA process. The DA will be publicly exhibited, providing the community the opportunity to review the DA package and make submissions to Council. This will occur once the detailed design, and associated technical assessments have been carried out, with the aim to provide assurances to the community that a thorough assessment has been undertaken, and therefore all concerns mitigated.

3.0 Conclusion

We trust this response had adequately addressed the issues raised in the submissions.

McDonald's look forward to further collaborating with the community, Council and any other interested parties throughout all future processes associated with this development.

If there are any questions relating to the above advice, please do not hesitate to contact the undersigned.

Regards,

SLR Consulting Australia



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Attachment A – RFI Response and Traffic Report



13 December 2024

SLR Ref No.: Response to further information - 1 Highworth Avenue, Bexley.docx

Attention: Maze Hammond
Bayside Council
PO Box 21
Rockdale NSW 2216

SLR Project No.: 630.V13962.00001

**RE: Response to Request for Information
Draft Planning Proposal
1 Highworth Avenue, Bexley NSW 2207**

Please find attached an updated Traffic Report for the Planning Proposal at 1 Highworth Avenue, Bexley NSW 2207, as requested in your letter dated 2 October 2024.

The updated Traffic Report has been prepared by Colston Budd Rogers & Kafes Pty Ltd and addresses the requirements of:

- RMS's Guide to Traffic Generating Developments 2002
- Section 3.5.2 of the Bayside Development Control Plan 2022

The Traffic Report has been prepared in a way which will support a future Development Application, however is provided to Council now to assist Council in considering the merit of the Planning Proposal under assessment. At this stage, only concept plans have been prepared to facilitate the assessment against RMS's Guide to Traffic Generating Developments 2002 and Section 3.5.2 of the Bayside Development Control Plan 2022. It is highlighted that a detailed assessment, pursuant to Clause 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) will be undertaken and lodged with Council at the Development Application stage, following the approval of the Planning Proposal.

Should you require any further information, please do not hesitate to contact us.

Regards,

SLR Consulting Australia

A handwritten signature in black ink, appearing to read 'MDow', with a stylized flourish at the end.

Melanie Dow
Project Consultant
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