

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Maroubra

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No



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submission

Please see attached submission in PDF format. As mentioned, I would like my name and other personal details to be REDACTED from any publication of my submission.

Submitted by:
[REDACTED] (Please redact all)
[REDACTED] Salisbury Avenue
Bexley, NSW 2207
Ph: [REDACTED]
Email: [REDACTED]

Date: 13th April 2026

Dear Sir/Madam,

*****Please kindly redact my name and personal details on any online or other publication of this submission.*****

Planning Proposal to introduce an Additional Permitted Use to 1 Highworth Avenue, Bexley

We are extremely concerned regarding the Planning Proposal lodged by McDonalds Australia Limited. The proposal will have numerous detrimental impacts upon the surrounding residential area and raises significant environmental and safety concerns.

On a regular basis Highworth Ave and the neighbouring streets suffer:

1. **Littering:** in the surrounding streets, increasing vermin in the area (see Figures One, Two and Three below)
2. **Loitering and antisocial behavior:** by patrons who have opted to take-away their meals to consume these in surrounding streets, particularly near Bexley Oval. This is in stark contrast to *Bayside Council's No Hooning Campaign*.
3. **Traffic congestion:** due to the increased volume of patrons using residential streets as 'rat-runs' to access Bexley McDonalds from Stoney Creek Road. In addition, delivery drivers drive recklessly on the residential streets, posing a serious safety concern for residents.

Figure One: Ibis bird pecking a McDonalds paper bag



Figure Two: I'm not lovin it!! rubbish everywhere!



Figure Three: Further rubbish all over our streets!



The rationale for the proposal is in contradiction to planning controls and the needs of local residents and the community. The zoning of subject site is **R2**, under the *Bayside LEP 2021*. Allowing the use of a residentially zoned premises to be expanded to permit “take away food and drink premises” with consent would be an absolutely disastrous result for our community.

- The proposed development is **NOT SMALL SCALE**. The people who live or work in the surrounding neighbourhood do not have a need to have an increase in patronage, rubbish and pests of 15% and the small street of Highworth Avenue cannot support the increase in traffic as a result.
- The newly opened Montessori Childcare on Highworth Avenue has already increased traffic along the street, and not to mention opening up more driveway openings at the McDonalds is a serious safety risk to children.
- The proposed development will detract from the economic viability of commercial centres in other areas of Rockdale, as it attracts patrons away from these other zones, which are appropriately zoned for this type of activity.

Adjacent residents are already suffering from increased traffic volumes associated with traffic avoidance of the M5 tollway, and the proposed development would exacerbate this further.

Noise

There has been an increase in the number of customers ordering take-away and consuming this in and around their cars in neighbouring streets. This has resulted in cars playing loud music, antisocial behaviour and speeding, all creating excess noise whilst residents and children are trying to sleep at night. ***Bayside Council's No Hooning Campaign***, aims to prevent this activity from occurring, and as such must be considered.

There has most certainly been noticeable odour generated from the subject site in the form of grease odours, which has been observed at our residence.

The increase in litter due to the expansion of trading hours has led to odour issues, as well as an increase in vermin, which in turn creates further odours from vermin excrement etc and serious health concerns.

Traffic, Parking and Access

The proposed development will most certainly result in a significant impact on traffic movements on the surrounding road network. Road users will be attracted to the site, and therefore this will lead to a **significant increase in traffic**.

There has been a recent influx of traffic associated with motorists avoiding the reinstated M5 toll travelling down Stoney Creek Road. Already, these motorists are using neighbouring streets as ‘rat-runs’ in order to access Forest Road. The proposed development will further increase the volume of traffic through local streets, creating serious safety and noise concerns.

The increased traffic volumes associated with delivery drivers (eg UberEats, Deliveroo), who drive recklessly on neighbouring streets is another cause for serious concern.

The number of trucks exceeding the 3 tonne limit on our street has increased significantly, and the proposed development will attract truck drivers. Only this week on April 9th 2026, a man was hit by a truck on Forest Road. The safety risk from the proposed development must be factored in as a serious health, safety and noise issue.

The Planning Proposal also increases the likelihood that criminal activity will occur on the neighbouring streets. Expanding the subject site will result in an increase in drug and alcohol use in the area as the increase in patronage increases the scale of these undesirable activities occurring.

A shoot-out occurred at a suburban McDonalds in Melbourne at 3:15am, which further indicates that there are serious safety issues surrounding the proposed development.ⁱ

The proposed development is not in the public interest.

The proposed development will indeed result in detrimental amenity impacts to the surrounding residents of the site. The proposal is **large-scale** and does not focus on the needs of people who live and work in the surrounding area.

The proposed development will result in a significant increase in traffic, noise, littering, antisocial behavior and crime. It is strongly recommended that the proposed development be denied from proceeding in order to prevent these adverse impacts on neighbouring residents and the community.

Yours sincerely,



ⁱ 8 January 2021: **Joel Papa, Cruz Noonan: Cops 'bunkered' in Sunbury McDonald's while police car rammed, shot**

<https://www.news.com.au/national/victoria/courts-law/joel-papa-cruz-noonan-cops-bunkered-in-sunbury-mcdonalds-while-police-car-rammed-shot/news-story/cca0928259b93338225d8f8c8aedef716>

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Suburb/ Town

Bexley

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submission

I write to formally oppose the proposed Planning Proposal (PP-2024-1442) to introduce an Additional Permitted Use at 1 Highworth Avenue, Bexley.

This proposal fails to adequately consider the significant and already well-documented impacts that the existing McDonald's Bexley has on the surrounding residential area.

The surrounding road network is already under considerable strain due to the current operation of the site. Highworth Avenue experiences consistent congestion, particularly during peak periods. The proposal itself acknowledges that the expansion is expected to increase turnover by approximately 15% above the already high volume of around 180 vehicles per hour during weekday afternoon peak periods, with even higher volumes anticipated during weekends and evening hours.

This increase is not minor. In real terms, it will further intensify congestion and exacerbate existing traffic issues. Nearby residential street, including Salisbury Avenue and Bowood Avenue, are already being used as informal thoroughfares by drivers attempting to bypass congestion on Highworth Avenue. Increased traffic volumes will inevitably push more vehicles into these suburban streets, undermining their intended residential function and significantly reducing amenity for local residents.

The assertion in the supporting report that this increase will not result in a "material change" to the surrounding road network lacks credibility and does not reflect the lived experience of residents. Such conclusions appear disconnected from the day-to-day reality faced by those who live in the immediate vicinity.

Beyond congestion, the proposal raises serious concerns regarding safety and community wellbeing. The area has already experienced an increase in antisocial behaviour, including hooning, speeding vehicles, and late-night disturbances associated with the existing operation of the site.

There has been no corresponding increase in mitigation measures such as traffic calming, policing, security presence, or cleaning services to manage these impacts. Expanding the use of the site without addressing these existing issues will only compound them, placing further strain on residents and local infrastructure.

Residents of Bexley have already borne significant impacts from ongoing development and densification, including the proliferation of duplexes and increased population density. This proposal represents another incremental pressure on local infrastructure and amenity, without

delivering any meaningful benefit to the existing community.

This proposal prioritises commercial expansion over the wellbeing of residents. The impacts on traffic, safety, and residential amenity are already unacceptable and will be materially worsened by the proposed changes.

For these reasons, I strongly oppose Planning Proposal PP-2024-1442 and urge Council to reject it. Greater weight must be given to the lived experience of residents and the preservation of local amenity.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

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Suburb/ Town

Bexley

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submission

I am writing as a local resident to formally object to Planning Proposal PP-2024-1442, which seeks to introduce an Additional Permitted Use at 1 Highworth Avenue, Bexley.

The existing operation of McDonald's Bexley already places considerable pressure on the surrounding residential streets, and this proposal will only intensify those impacts.

Highworth Avenue is frequently congested, particularly during peak periods. The proposal notes an anticipated increase of approximately 15% in vehicle turnover, on top of an already substantial volume of around 180 vehicles per hour during weekday afternoon peaks. From a resident's perspective, this is a significant increase, not a minor one.

Importantly, congestion is not contained to Highworth Avenue alone. Drivers regularly divert through nearby streets such as Salisbury Avenue and Bowood Avenue to avoid delays. These streets are not designed to accommodate through traffic of this scale, and the current situation already compromises safety and liveability. Any increase in traffic will further entrench this behaviour and extend its impact deeper into the surrounding neighbourhood.

Residents are also increasingly concerned about safety and general amenity. There has been a noticeable rise in speeding vehicles, hooning behaviour, and late-night disturbances in the area, which many attribute to the activity generated by the site.

Despite these ongoing issues, there has been no visible increase in enforcement, traffic management, or site-related mitigation measures. Expanding the permitted use without first addressing these concerns sends the wrong message to residents who are already managing these impacts daily.

The conclusion within the planning documentation that the proposal will not result in a material change to the surrounding road network does not align with the lived experience of those in the area. Even small increases in traffic can have disproportionate effects in already congested local environments, particularly where residential streets are being used as alternative routes.

Bexley has undergone significant change in recent years, with increased density and development placing added pressure on infrastructure and local roads. Residents are already adapting to these changes, and it is reasonable to expect that future proposals will carefully consider cumulative impacts rather than add to them.

This proposal does not strike an appropriate balance between commercial interests and the wellbeing of the local community. The anticipated increase in traffic, combined with existing safety

and amenity concerns, makes this an unsuitable development for the site.

I respectfully request that the proposal be rejected in the interests of protecting the safety, amenity, and quality of life of local residents.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



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Suburb/ Town

Bexley

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submission

I am 17 years old and have grown up living in this area. I am writing to oppose the proposal to expand the permitted use at 1 Highworth Avenue, Bexley.

Over the years, I have seen a real change in what used to be a quiet, safe neighbourhood. Streets that were once calm and family-friendly have become busy and, at times, unsafe. When I was younger, our local streets felt like proper suburban street you could ride your bike, walk around freely, and people respected the area. That is no longer the case.

The traffic generated by McDonald's Bexley has already had a big impact. Cars constantly move through surrounding streets like Salisbury Avenue and Bowood Avenue to avoid congestion on Highworth Avenue. These are not main roads, but they are now being used like shortcuts. Drivers often speed through, and it feels like they are not paying attention to the fact that people actually live here.

The noise from cars is also constant, especially at night. It makes it harder to relax, study, and sleep. There are also more instances of hooning and reckless driving, which makes the area feel unsafe, particularly for young people like me.

The proposal itself says traffic could increase by around 15% on top of what is already a high number of cars. From my perspective, this will make things worse, not better. Even a small increase means more cars cutting through residential streets, more noise, and more risk.

As someone who lives here every day, I don't agree with the idea that this will not have a real impact. It already feels like our streets have changed from safe, quiet places into roads that people use just to get somewhere else, without caring about the people who live here.

This isn't just about traffic number, it's about how it feels to live here. It's about safety, especially for kids and teenagers, and whether we can feel comfortable in our own neighbourhood.

I strongly oppose this proposal and ask that the people making this decision consider the impact on young residents and families who live here, not just the business.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



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[REDACTED]

Suburb/ Town

Bexley

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submission

I am 14 years old and live in this area. I want to oppose the proposal to expand the permitted use at 1 Highworth Avenue, Bexley.

When I was younger, I used to ride my bike around the local streets all the time. It felt safe and quiet, and there wasn't much traffic. Now, I don't feel like I can do that anymore.

Since the increase in traffic around McDonald's Bexley, the streets have become much busier and more dangerous. A lot of cars use our streets to avoid traffic on Forest Road and Stoney Creek Road. Streets that are meant to be quiet and local are now being used as shortcuts.

Cars often drive too fast, and many do not follow the 50 km/h speed limit. As someone who lives here, it feels unsafe to be on the road, even just riding a bike or crossing the street. There is also never any police around to enforce the speed limits or slow drivers down.

If this proposal goes ahead, there will be even more traffic. That means more cars using our streets, more speeding, and more danger for kids like me. It will only make things worse.

I think it's important that decisions like this consider how it affects people who actually live here, especially kids who should be able to safely use their own streets.

I strongly oppose this proposal and hope it does not go ahead.

Submission Type

I am making a personal submission

Title

Mr

First Name

Alexander

Family name

Papantoniou

☐

Name withheld

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Bexley

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submission

I am 15 years old and live in this area. I am writing to oppose the proposal to expand what is allowed at 1 Highworth Avenue, Bexley.

The biggest concern for me is safety. The streets around this area are already becoming more dangerous because of the amount of traffic coming to and from McDonald's Bexley. Cars don't just stay on the main roads—they use the surrounding residential streets to get around traffic, and that puts people who live here at risk.

If this proposal goes ahead, there will be even more customers and more cars accessing the site. That means more traffic in nearby streets, more congestion, and more drivers trying to rush through side streets. From what I see every day, this will make things worse and more unsafe. Drivers already speed through these streets and don't always follow the rules. With more cars, it increases the chances of accidents, especially for kids and teenagers who walk, ride bikes, or just spend time outside.

A good example of this is McDonald's Rockdale, which is always busy. There is constant traffic around it, and the surrounding streets are affected all the time. If this proposal is approved, the same thing will happen here, and our area will end up with the same problems or even worse. Our streets should feel safe, but instead they are starting to feel like roads people use just to get somewhere else. Increasing the use of this site will only make the situation more dangerous for residents.

I strongly oppose this proposal and ask that safety for local residents, especially young people, is taken seriously when making this decision.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



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[REDACTED]

Suburb/ Town

Bexley

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submission

I am opposed to the proposed expansion of Bexley McDonald's.

It is unnecessary and I think we are better off as a society with less junk food accessibility.

Case details

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Bexley

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submission

Submission in Opposition to Planning Amendment

Site: 1 Highworth Avenue, Bexley

Planning Proposal: Additional Permitted Use – Takeaway Food and Drink Premises
Introduction

I am writing to lodge a submission objecting to the proposed planning amendment for 1 Highworth Avenue, Bexley. My objection is based on the inadequate and outdated traffic assessment relied upon to justify the proposal, and the significant increase in residential density and traffic volumes that have occurred in the surrounding streets since that assessment was undertaken.

Outdated Traffic Assessment

The traffic assessment referenced in support of the planning proposal was prepared in October 2015, more than 10 years ago. This assessment is no longer representative of current conditions in the area and cannot reasonably be relied upon to assess present or future traffic impacts.

Since 2015, there have been material changes to local traffic conditions, land use patterns, and residential density in Bexley. Planning decisions of this scale should be supported by current, site-specific traffic modelling that reflects existing and emerging conditions, rather than historic assumptions.

Increased Duplex and Medium-Density Development

In particular, Besborough Avenue and nearby streets have experienced substantial duplex and medium-density development over the past decade. These developments have resulted in:

A higher number of residents per dwelling

Increased vehicle ownership per lot

Greater reliance on on-street parking

Increased use of local streets as access

As a result, local roads now carry significantly more daily traffic than when the 2015 traffic assessment was prepared.

Existing Traffic and Amenity Impacts

Local streets in the area, including Bessborough Avenue and connecting roads, already experience:

Increased traffic volumes during peak morning and evening periods

Congestion caused by narrow road widths and on-street parking

Safety concerns for pedestrians, cyclists, and local residents

Reduced residential amenity due to traffic noise and vehicle movements

The proposed planning amendment, which facilitates the intensification of a takeaway food and drink use, will exacerbate these existing issues by attracting additional vehicle trips throughout the day and evening.

Insufficient Consideration of Cumulative Impacts

The planning proposal appears to consider traffic impacts in isolation and fails to adequately address the cumulative impact of:

Substantial nearby residential intensification

Increased background traffic growth

Changes in travel behaviour since 2015

The role of Highworth Avenue and surrounding streets as local access roads rather than arterial roads

Without a contemporary traffic study that captures these factors, the proposed amendment risks placing unreasonable strain on the local road network.

Request to Council / Planning Authority

Given the above, I respectfully request that the planning proposal not be supported or progressed unless and until:

A new, independent traffic and parking assessment is prepared;

The assessment reflects current traffic volumes and residential density, including recent duplex developments;

Cumulative impacts on local streets, residential amenity, and safety are properly assessed; and

Any identified impacts can be demonstrably mitigated without unreasonable burden on local residents.

Conclusion

The reliance on a traffic assessment that is more than a decade old undermines confidence in the planning proposal. The character and traffic conditions of the surrounding area have changed significantly, and these changes must be properly acknowledged and addressed before any further intensification of use is permitted.

For these reasons, I strongly object to the proposed planning amendment in its current form.

Case details

Submission Type

I am making a personal submission

Title

Mr

First Name

Giuseppe

Family name

Marigliano

☐

Name withheld

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Bexley

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Our submission is outlined in the attached document.

Submission re: planning proposal 1 Highworth Avenue Bexley NSW

PP-2024-1442

From: [REDACTED]

We own and live in the property immediately adjacent. We have lived here since 1979.

The property at 1 Highworth Avenue is and has always been residential, and provides a buffer between our home and McDonalds' noise, light, traffic, smell and other activities.

The property at 1 Highworth Avenue used to be occupied by residents. Whilst it has been vacant for close to 20 years now, it is still a house and should be preserved as such, given the zoning and the residential character of the neighbourhood.

There is no basis for why McDonalds needs to use the property for driveway/carparking. McDonalds has not shown why a commercial use in a residential zone is even necessary.

We object to the proposal by McDonalds. Our reasons are outlined below, and we also reflect the views and sentiments of the people who live in our street and around our community.

No consultation

1. McDonalds provided no advance notice or consultation with us or the community leading up to the lodgement of the Planning Proposal with the State Government.
2. Bayside Council has advised us that: *"At its meeting on 28 May 2025, Council resolved to carry the recommendation of the City Planning and Environment Committee (CP&EC) from 07 May 2025, which recommended, "That Council does not endorse the draft Planning Proposal to Introduce an Additional Permitted Use to 1 Highworth Avenue, Bexley noting that community engagement did not occur".*
3. Even after being rejected by Council, McDonalds is now trying through a State Government process and still did not undertake any community engagement or consultation.
4. This notice from DPHI is the first we've all heard about this current process. Many people in our street are confused, scared and worried.
5. Statutory exhibition is *not* the same thing as community engagement.
6. We expect McDonalds to engage with the community first. This is our neighbourhood and these are our homes.

Changes to use and impacts

7. The proposed additional use reflects a commercial activity and is not appropriate in a low density R2 residential zone.
8. McDonalds' proposal is trying to expand its commercial activities by stealth. They are trying to add a non-residential use to a residential zone. How can a

commercial activity of takeaway food be permissible or ancillary to a residential use?

9. McDonalds wants to demolish the house and build a driveway/carpark. So the property won't actually be used for residential purposes at all.
10. McDonalds has tried and failed over many years to pursue a rezoning, but the community and Council has strongly opposed it. Now it seems they are trying to 'sneak' it through by inappropriately adding a commercial use to a residential zoned property.
11. Adding this use will enable the expansion of commercial activities in a residential area. Expanding the McDonalds will become a destination and attract more traffic, noise and rubbish to our residential street.
12. The fact sheet on your website says "*These reports consider the potential impacts on the neighbouring properties and road network.*" The reports do not consider impacts on the neighbours and streets. The reports make vague comments about noise and traffic impacts. However:
 - a. There is no traffic modelling or any analysis to support the need for increased driveway and carparking at all. The comments in the report are completely unsubstantiated.
 - b. There are comments about increasing the economic performance of the restaurant, again with no evidence or analysis to substantiate this claim.
 - c. The acoustic report is extremely technical, with no clear rationale about noise impacts. It would require us to spend time and money getting our own consultant to review and provide independent analysis, which we shouldn't have to do.
 - d. The planning proposal seeks to defer all lighting and other impacts to a future DA stage. That is not right, because you should properly consider whether a non-residential use is even appropriate now and what the *actual* impacts on the residential area would be in order to enable it.
13. There is currently a lot of rubbish in our street from people who get takeaway food through the drive through, park in the street to eat, and throw their rubbish out the window and even in our front yards. It's disgusting and it's a hazard. This happens all the way down to Bexley Park around the corner, which is rife with strewn McDonalds rubbish. Expanding the operations of the drive through will make this much worse.
14. This is why standalone commercial activities generally don't occur in the middle of residential neighbourhoods. It's bad planning and doesn't happen in modern communities. Just because it's already here, you should not make the problem worse by expanding the commercial use into the residential property.
15. McDonalds has shown no benefit of this proposal for what it will do for the community. The only weak rationale provided is that it will improve their profits.

This is not good enough, for the community to suffer negative impacts for the profits of a fast food multi national who does not care about our community.

Direct impacts on 3 Highworth Avenue – adjacent property

16. We live next door to 1 Highworth Avenue. If the additional commercial use is enabled, to create a second drive-through and expand the carpark, there will be material and negative impacts on our home and amenity.
17. The house at 1 Highworth Avenue currently provides a buffer for noise, light, smell, rubbish and other impacts of McDonalds' operations.
18. As soon as the house is demolished and commercial use expanded, there will be a big driveway and carpark on our doorstep. This will create noise from cars driving, ignitions starting, parking, idling in queues – all 2m away from our bedrooms. There will be noise from the drive through operators – we can already sometimes hear the operators speaking on very quiet or windy days, but without the acoustic barrier of the house it will be much louder at all hours. It will also create pollution through car fumes, heavy grease smells from the McDonalds, rubbish thrown over the fence, and noise and anti social behaviour from patrons.
19. There will be flood lighting intruding into our bedrooms and living areas.
20. This will be the case no matter how much effort (or not) McDonalds makes to put up acoustic fences or to control floodlight spill. They could try to reduce the impact but never completely avoid it.
21. This is why it's absolutely critical to consider these impacts now, before you open the door with an enabling rezoning and defer the real impacts to a future DA process.

Prior engagement

22. We have interacted with various staff at McDonalds for over 20 years. There have been stop-start discussions about plans to renovate the restaurant, expand the car park, offer boundary fences, and offer money for perimeter landscaping. We've always acted in good faith, with lots of correspondence that don't seem to go anywhere.
23. We have always approached this in a fair and reasonable manner. On McDonalds' part it has been disingenuous because they have never followed through, and now there is this 'back door' proposal without any notice or consultation.
24. McDonalds has never engaged with other residents in the street or the wider community at all. This is evidenced through Council's most recent rejection in May 2025.

McDonalds restaurant

25. The McDonalds on the corner of Forest Road and Highworth Avenue is quite old, built in the 1970s, and has not been modernised and always has poor care. There

is next to no landscaping, and looks far inferior to other McDonalds. We have continually had to make complaints to both McDonalds and Council for many years about rodents running along our back fence and in our backyard.

26. The property at 1 Highworth Ave owned by McDonalds used to be tenanted. It became vacant about 18 years ago, and has fallen into total disrepair and is derelict. There have been squatters, criminal activity, police on-site, overgrown lawns and trees, rodent infestations, and rubbish accumulation. This has happened with McDonalds' full knowledge. We have to regularly write to them and to the Council, and visit the store manager, to complain and get them to rectify these things.
27. McDonalds clearly has no interest in maintaining the house, or for ensuring the restaurant grounds look nice. They have no care or concern for our community, and do nothing to contribute to our residential neighbourhood.
28. This proposal will enable McDonalds to expand their neglect, and increase their profits.
29. McDonalds has not demonstrated any intention to give anything to the community or be a good neighbour.

Alternatives:

30. If McDonalds considers they need to address traffic issues or increase their profits, they have other alternatives. This proposal is not the only way to do it.
31. McDonalds should be forced to demonstrate options, and a cost-benefit analysis.
32. They could fix the issue from within their own commercially-zoned restaurant boundaries. They could try to buy or lease the commercial property to the west on Forest Road to deal with traffic more appropriately from the main road. They could rebuild the restaurant and make better spatial use of their own parcel within their own current commercial boundaries, in a way that is sensitive to the residential neighbourhood.
33. All of these things could be done without changing the residential nature of 1 Highworth Avenue.
34. They could sell 1 Highworth Avenue for someone to buy and restore or build a new house.
35. During a housing crisis, every house matters. Why would the State Government allow a non-residential use to be permitted, that would directly enable a multinational to take away a home for a family in a high demand area?
36. All other options might be more expensive. But this is McDonalds' problem, it should not be our community's problem especially when there is no benefit offered.

Other stakeholders

37. We are sending a copy of this submission to our local member for Kogarah, the Premier, Chris Minns MP.
38. We are sending a copy of this submission to Bayside Council.
39. We are encouraging our neighbours and community to do the same, and voice their own sentiments.
40. We expect a full reply to our submission addressing each point above.

[REDACTED]

[REDACTED]

ph: [REDACTED]

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mrs

First Name

Helen Maria

Family name

Gerasimou

☐

Name withheld

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Email

[REDACTED]

Suburb/ Town

Bexley

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submission

I Do Not agree with the expansion of MacDonald in Highworth Ave. Us residents have been through enough with traffic, the childcare centre that's been built in a low density street, the rubbish and the constant dangerous speeding up and down our street, just to name a few issues out of many. Please see my file attached.

Just to add to my submission we are infested with rats and flies to the point that we can't keep up with poisoning them and the flys have destroy my poor dog's nose as they bite and make it bleed. This is all coming from Mac Donald's bins.

Submission re: planning proposal 1 Highworth Avenue Bexley NSW
PP-2024-1442

There is no basis for why McDonalds needs to use 1 Highworth Avenue for driveway/carparking. This means McDonalds is trying to expand commercial uses into a low-density residential zone.

We object to the proposal by McDonalds.

No consultation

1. McDonalds has not consulted with the community about this Planning Proposal.
2. Bayside Council rejected the previous planning proposal in May 2025 due to a failure to engage with the community. They are now bypassing the Council and trying to sneak this through the State Government process on 'economic' grounds.
3. This proposal is only good for McDonalds, it is not good for our community.
4. We expect McDonalds to engage with the community first. This is our neighbourhood and these are our homes.

Changes to use and impacts

5. The proposed additional use reflects a commercial activity and is not appropriate in a low density R2 residential zone.
6. McDonalds is trying to expand its commercial activities by stealth. They are trying to add a non-residential use to a residential zone. How can a commercial activity of takeaway food be permissible or ancillary to a primary residential use?
7. McDonalds has tried and failed over many years to pursue a rezoning, but the community and Council has strongly opposed it. Now they are trying to 'sneak' it through by trying to add a commercial use to a residential zoning.
8. Adding this use will enable the expansion of commercial activities in a residential area.
9. Expanding the McDonalds will become a destination and attract more traffic, noise and rubbish to our residential street.
10. The reports provided by McDonalds offer no proper assessment of why the expansion is needed, and what the real impacts will be for noise, traffic and other amenities.
11. There is currently a lot of rubbish in our street from people who get takeaway food through the drive through, park in the street and throw their rubbish out the window and even in our front yards and at Bexley Park. It's disgusting and it's a hazard. Expanding the operations of the drive through will make this much worse.
12. McDonalds has not explained the benefits for the community. The only reason provided is that it will improve their profits. This is not good enough, for the community to suffer negative impacts for the profits of a fast food multi-national who does not care about us.

McDonalds restaurant

13. The McDonalds on the corner of Forest Road and Highworth Avenue is quite old and has not been modernised. There is hardly any landscaping, and the grounds of the restaurant look worse than other McDonalds.
14. The property at 1 Highworth Ave is derelict. There have been squatters, criminal activity, police on-site, overgrown lawns and trees, rodent infestations, and rubbish accumulation. This has happened with McDonalds' full knowledge.

15. McDonalds clearly has no interest in maintaining the house, or for ensuring the restaurant grounds look nice. They have no care or concern for our community, and do nothing to contribute to our residential neighbourhood.
16. This proposal will enable McDonalds to expand their neglect, and increase their profits.
17. McDonalds has not demonstrated any intention to give anything to the community or be a good neighbour.

<https://www.planningportal.nsw.gov.au/ppr/under-exhibition/planning-proposal-introduce-additional-permitted-use-1-highworth-avenue-bexley>

Planning Proposal to introduce an Additional Permitted Use to 1 Highworth Avenue, Bexley

Bayside

The draft Planning Proposal seeks to permit development for the purpose of 'take away food and drink premises' with consent. The aim of the draft Planning Proposal is to facilitate the expansion of the car park ancillary to the existing McDonald's restaurant on the corner of Forest Road and Highworth Avenue, Bexley.

Documents (11)

Submission

Make a submission

Activity Details

Number	PP-2024-1442
Stage	Gateway Implementation
Local government area	Bayside
Date Review Commenced	11/09/2024
Relevant Planning Authority	Planning Panels
Date of Determination	16/03/2026
Gateway Decision	Approved

Case details

Submission Type

I am making a personal submission

Title

Mr

First Name

Michael

Family name

Jin

☐ Name withheld

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Email

Suburb/ Town

Bexley

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Submission re: planning proposal 1 Highworth Avenue Bexley NSW

Proposal Number: PP-2024-1442

There is no basis for why McDonalds needs to use 1 Highworth Avenue for driveway/carparking. We object to the proposal by McDonalds.

We are a permanent residents of 2 Highworth Avenue, which is located directly opposite 1 Highworth Avenue — where the planned extension and car park exits will be situated. The current proposal will have a direct, unavoidable and material impact on our household. These include:

Intrusion of Headlights: Vehicles exiting the car park will shine their headlights directly into the front of our house, particularly affecting our bedrooms and living spaces which have large, street-facing windows. This presents a clear privacy issue and will likely disrupt sleep and general comfort, especially during early morning or late-night trading hours.

Noise and Disturbance: Increased traffic close to our residence will bring elevated noise levels — especially from engines, car doors, and customers; further diminishing the quiet enjoyment of our home.

As you may understand, these disruptions will not only affect our day-to-day quality of life but would also reduce the amenity and value of our property.

Beyond the direct impacts outlined above, we also raise the following broader concerns:

Lack of Community Consultation

McDonalds has not consulted with the community about this Planning Proposal. We expect McDonalds to engage with the community first. This is our neighbourhood and these are our homes.

Bayside Council rejected the previous planning proposal in May 2025 due to a failure to engage with the community. They are now bypassing the Council and trying to sneak this through the State Government process on 'economic grounds.

This proposal is only good for McDonalds. There is no demonstrated benefit to the surrounding community.

Inappropriate Use, Inadequate Assessment, and Community Impact

The proposed additional use is a commercial in nature and is not appropriate in a low density R2 residential zone.

McDonalds is trying to expand its commercial activities by stealth. They are trying to add a nonresidential use to a residential zone. How can a commercial activity of takeaway food be permissible or ancillary to a primary residential use?

McDonalds has tried and failed over many years to pursue a rezoning, but the community and Council has strongly opposed it. Now they are trying to 'sneak' it through by trying to add a commercial use to a residential zoning.

Adding this use sets a precedent that will enable the expansion of commercial activities in a residential area.

Expanding the McDonalds will become a destination and attract more traffic, noise and rubbish to our residential street.

The reports provided by McDonalds offer no proper assessment of why the expansion is needed, and what the real impacts will be for noise, traffic and other amenities.

There is currently a lot of rubbish in our street from people who get takeaway food through the drive through, park in the street and throw their rubbish out the window and even in our front yards and at Bexley Park. It's disgusting and it's a hazard. Expanding the operations of the drive through will make this much worse,

McDonalds has not explained the benefits for the community. The only reason provided is that It will improve their profits. This is not good enough, for the community to suffer negative impacts for the profits of a fast food multi-national who does not care about us.

McDonalds Track Record as a Neighbour

The McDonald's restaurant on the corner of Forest Road and Highworth Avenue is dated and poorly maintained, with minimal landscaping and grounds that fall well below the standard of comparable McDonald's sites.

The property at 1 Highworth Ave is derelict, There have been squatters, criminal activity, police on-site, overgrown lawns and trees, rodent infestations, and rubbish accumulation. This has occurred with McDonald's full knowledge and without meaningful remediation.

McDonalds clearly has no interest in maintaining the house, or for ensuring the restaurant grounds look nice. They have no care or concern for our community, and do nothing to contribute to our residential neighbourhood.

This proposal will enable McDonalds to expand their neglect, and increase their profits—

McDonald's has provided no commitment and shown no inclination to give anything back to the community or to act as a responsible neighbour.

Submission re: planning proposal 1 Highworth Avenue Bexley NSW
Proposal Number: PP-2024-1442

There is no basis for why McDonalds needs to use 1 Highworth Avenue for driveway/carparking.
We object to the proposal by McDonalds.

We are a permanent residents of 2 Highworth Avenue, which is located directly opposite 1 Highworth Avenue — where the planned extension and car park exits will be situated. The current proposal will have a direct, unavoidable and material impact on our household. These include:

- **Intrusion of Headlights:** Vehicles exiting the car park will shine their headlights directly into the front of our house, particularly affecting our bedrooms and living spaces which have large, street-facing windows. This presents a clear privacy issue and will likely disrupt sleep and general comfort, especially during early morning or late-night trading hours.
- **Noise and Disturbance:** Increased traffic close to our residence will bring elevated noise levels — especially from engines, car doors, and customers; further diminishing the quiet enjoyment of our home.

As you may understand, these disruptions will not only affect our day-to-day quality of life but would also reduce the amenity and value of our property.

Beyond the direct impacts outlined above, we also raise the following broader concerns:

Lack of Community Consultation

- McDonalds has not consulted with the community about this Planning Proposal. We expect McDonalds to engage with the community first. This is our neighbourhood and these are our homes.
- Bayside Council rejected the previous planning proposal in May 2025 due to a failure to engage with the community. They are now bypassing the Council and trying to sneak this through the State Government process on 'economic grounds.
- This proposal is only good for McDonalds. There is no demonstrated benefit to the surrounding community.

Inappropriate Use, Inadequate Assessment, and Community Impact

- The proposed additional use is a commercial in nature and is not appropriate in a low density R2 residential zone.
- McDonalds is trying to expand its commercial activities by stealth. They are trying to add a nonresidential use to a residential zone. How can a commercial activity of takeaway food be permissible or ancillary to a primary residential use?

- McDonalds has tried and failed over many years to pursue a rezoning, but the community and Council has strongly opposed it. Now they are trying to 'sneak' it through by trying to add a commercial use to a residential zoning.
- Adding this use sets a precedent that will enable the expansion of commercial activities in a residential area.
- Expanding the McDonalds will become a destination and attract more traffic, noise and rubbish to our residential street.
- The reports provided by McDonalds offer no proper assessment of why the expansion is needed, and what the real impacts will be for noise, traffic and other amenities.
- There is currently a lot of rubbish in our street from people who get takeaway food through the drive through, park in the street and throw their rubbish out the window and even in our front yards and at Bexley Park. It's disgusting and it's a hazard. Expanding the operations of the drive through will make this much worse,
- McDonalds has not explained the benefits for the community. The only reason provided is that It will improve their profits. This is not good enough, for the community to suffer negative impacts for the profits of a fast food multi-national who does not care about us.

McDonalds Track Record as a Neighbour

- The McDonald's restaurant on the corner of Forest Road and Highworth Avenue is dated and poorly maintained, with minimal landscaping and grounds that fall well below the standard of comparable McDonald's sites.
- The property at 1 Highworth Ave is derelict, There have been squatters, criminal activity, police on-site, overgrown lawns and trees, rodent infestations, and rubbish accumulation. This has occurred with McDonald's full knowledge and without meaningful remediation.
- McDonalds clearly has no interest in maintaining the house, or for ensuring the restaurant grounds look nice. They have no care or concern for our community, and do nothing to contribute to our residential neighbourhood.
- This proposal will enable McDonalds to expand their neglect, and increase their profits— McDonald's has provided no commitment and shown no inclination to give anything back to the community or to act as a responsible neighbour.

PP Online (PP-2024-1442)

Exhibition (EXH-14040)

Online Public Submission

Reference number: SUB-16650

Submission-Received

Actions

Close and
home

Submissi...

Case details

Submission Type

I am making a personal submission

Title

First Name

Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Bexley

I have made a reportable political donation

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I agree to the Privacy statement

submission

Relating to proposed plan, my husband and I strongly object with the following reasons.

1) Highworth Ave is zoned Low Density Residential, we don't want to see this changed.

2)if McDonalds business expands, a busy street will have increased traffic and noise. Young children live in the street and others attend the Montessori school putting them at risk of cars which often drive too quickly.

3) At times cars queue up to get into the business with potential to cause accidents.

4) There is already too much rubbish left in gutters and at the park, we acknowledge that an effort is made by McDonald's to have this rubbish picked up.

Another reminder that it is a Residential street.

Thank you.

Case details

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Bexley

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To whom it may concern,

I object to the planning proposal by McDonalds: 1 Highworth ave Bexley NSW.

Please see the following points for the objections:

First of all, no consultation with neighbourhood.

1.McDonald has not consulted with the community about this planning proposal

2.Bayside council rejected the previous planning proposal in May 2025 due to failure to engage with the community. They are now bypassing the Council and trying to sneak this through the state government process on economic grounds

3.we expect McDonalds to engage with the community first. this is our neighbourhood and these are our homes.

The changes to use and potential impacts to the community:

4.the proposed additional use reflects a commercial activity and is not appropriate in a low density R2 residential zone.

5.Mcdonalds has tried and failed over many years to pursue a rezoning, but the community and Council has strongly opposed it. Now they are trying to sneak it through by trying to add a commercial use to a residential zoning

6.adding this use will enable the expansion of commercial activities in a residential area

7.there is currently a lot of rubbish in our street from the ppl who get the takeaway food through the drive through, park in the street and throw their rubbish out of the window and even in our front yards and at Bexley Park. It is disgusting and it's a hazard. Expanding the operations of the drive through will make this much worse.

9.McDonalds has not explained the benefits for the community. The only reason provided is that it will improve their profits. This is absolutely not good enough, the community to suffer negative impacts for the profits of international fast-food giant who does not even care about the local community. and this clearly shows this local franchisee does not have any environmental and social responsibility to the local community.

Kind regards

Case details

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Bexley

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I do not support the planning proposal by McDonalds for 1 Highworth Ave Bexley.

The objective of McDonald's proposal is to amend the Bayside LEP, 2021 to allow the site to facilitate additional car parking to service the adjacent takeaway food and drink premises (McDonald's) at 543 Forest Rd, Bexley.

I am a local, who has always lived in the area and who travels and works in the area daily. I use Highworth Ave multiple times a day to access Stoney Creek Rd to go to part time work, drop and pick up grandchildren from School and attend local activities.

Traffic at the intersection of Forest Road and Highworth Ave is often extremely congested, particularly between 7-10am and 3 -7pm. When congested, traffic will back up into Forest Rd and across the intersection from Queen Victoria St, while cars slow sometimes to a standstill waiting to enter Highworth Ave's entrance to MacDonaldis to access the drive through lane. Traffic exiting MacDonaldis blocks Highworth Ave as it waits in mid road to get into the corner of Highworth Ave and Forest Rd.

McDonald's proposal will not solve the current traffic congestion as the present McDonald's carpark is NEVER full. The majority of cars use drive through, so an expansion of the car park will not alleviate the current road blockages. However, it will remove access to a house that could be used to accommodate a family, when housing is in such short supply.

I believe this is an unreasonable request by McDonalds who really want to expand their premises.

If the proposal is accepted there will be renewed applications for further room to accommodate an expansion of the restaurant and drive through lanes. They will then want to purchase more houses and on it will go....

This is a residential street and McDonalds is only permitted trading on 'existing use rights' which was a corner shop in the 80's. This fast-food outlet has brought increased noise, pollution and traffic congestion to its residents. It should not expand any further.

Council has recently approved a Montessori Academy in Highworth Ave and this has increased the traffic flow and brought parking challenges to its residents.

Please halt the expansion of existing business uses and the approval of commercial buildings in Highworth Ave, so these residents can safely enjoy their living environment.

Regards



I do not support the planning proposal by McDonalds for 1 Highworth Ave Bexley.

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Council has recently approved a Montessori Academy in Highworth Ave and this has increased the traffic flow and brought parking challenges to its residents.

Please halt the expansion of existing business uses and the approval of commercial buildings in Highworth Ave, so these residents can safely enjoy their living environment.

Regards

A solid black rectangular box used to redact the signature of the sender.

Case details

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Bexley

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I wish to submit my objection to the proposed change to 1 Highworth Ave Bexley that is being sought by McDonalds.

There has been no consultation with the community about this planning proposal. Bayside Council previously rejected the proposal in May 2025 due to a failure with McDonalds to engage with the community.

This proposal only benefits McDonalds, not the residents of our community. There is already a 24/7 McDonalds located less than 2 km away at Rockdale which is located in a semi-industrial area, not next to people's homes in a R2 Residential Zone.

We constantly have rubbish in our street from purchasers that park, eat then dump the rubbish out of their car doors. Depending on wind conditions, this is then spread further along the street over the night time.

The McDonald's located on the corner of Forest Rd and Highworth Ave is quite old and has not been modernised. There is no landscaping to increase the appeal of outdoor area and carpark. Within the building listed as #1 which they are proposing to renovate, knock down or whatever, there has been a constant issue with rodent infestations and squatters/drug users within the building. This has happened on McDonald's watch.

They have no interest in maintaining the house, no care or concern for community and to local residents this appears to be the first step in getting the house torn down to either increase the size of the carpark or the existing restaurant itself. Neither of which benefit any of the locals.

Case details

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Bexley

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No



I agree to the Privacy statement

submission

I completely support the council's decision not to approve the rezoning. As the Council has outlined, "the proposed Additional Permitted Use won't preclude the site from future development for housing, should the proposed development envisaged under the concept plan not be realised", and one has to wonder whether the rezoning application has been made with the sole intent of some outrageous housing development being constructed in the future.

Case details

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Bexley

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the proposed development and expansion of the carpark of McDonald's carpark, due to the following reasons.

Firstly, the expanded carpark will encourage patrons to congregate in the carpark area with a consequent increase in noise, which will disturb adjacent residential areas. Nearby residents will have to suffer greater noise, particularly from car horns but also from yelling and loud music. In evidence of this, one only has to observe the behaviour of patrons at the 24-hour McDonald's on the Princes Highway at Rockdale. Particularly in the summer months, noise from that McDonald's carpark is very intrusive. I know this as I have a friend who lives nearby, If the carpark at Bexley is expanded, the impact of noise will be even greater on nearby residents, as the restaurant sits in the heart of a residential district with many more residential premises potentially affected.

Secondly, the expanded carpark will facilitate a greater number of cars, and the potential for anti-social behaviour in the form of littering. While employees of the Bexley McDonald's do pick up fast-food packaging that is either dropped or thrown out of car windows, such rubbish is not picked up when it lands beyond the confines of McDonalds' premises; that is, on the street or nature strips, which litter then gets blown into the grounds of neighbouring properties. Were the carpark to be expanded, this unsightly problem would only increase, as unfortunately the mindset of the litterer is "well I don't care, I don't live around here."

For the above reasons, I ask the planning committee to reject the application. By doing so, the committee will be helping to keep our neighbourhood quieter, cleaner and safer.

Case details

Submission Type

I am submitting on behalf of my organisation

Title

Mr

First Name

James

Family name

Pridgeon

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Dubbo

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To Whom It May Concern,

The Docutiser team is pleased to provide this submission regarding the Planning Proposal for 1 Highworth Avenue, Bexley. Docutiser is an automatic document review tool that quickly assesses a document against a structured set of review criteria to identify likely gaps, issues and areas for improvement. Our intention in making this submission is to provide constructive feedback on the contents of the planning proposal and to demonstrate the value of Docutiser in saving your team time and resources.

Docutiser provides a practical new layer of confidence for people preparing, commissioning, and reviewing planning documentation. For this submission, we applied a basic planning proposal framework and have set out the issues identified through that assessment. The real value of Docutiser is that these frameworks can be adapted and improved by planning experts, councils, consultants, and agencies, and frameworks can be built to review any kind of document. It can help identify avoidable problems earlier, before they become costly or time-consuming.

Our review found a potentially significant issue and some lower-level matters. High or critical issues are most likely to warrant consideration during exhibition; low or medium issues are generally drafting or quality-control feedback. We believe Docutiser can provide a useful new layer of confidence for people preparing, commissioning, and reviewing planning documentation, and our goal is to demonstrate that constructively without wasting the valuable time of your planning team.

As demonstrated by this submission, we are confident that Docutiser will enhance your planning team's effectiveness. You can find out more about Docutiser by visiting www.docutiser.com, or contacting us directly at [REDACTED]

Kind regards,

The Docutiser Team

Proposal Feedback

High Issues

1. Direction 1.4 — Avoiding Unnecessary Site-Specific Planning Controls

The proposal may warrant further consideration against Direction 1.4, which discourages unnecessary site-specific planning controls.

The planning proposal introduces a site-specific Schedule 1 amendment to allow take away food and drink premises at 1 Highworth Avenue, Bexley. This appears to create a one-off planning control for a single site that departs from the ordinary land use permissions applying to the R2 Low Density Residential zone.

The proposal would be strengthened by clearly explaining why a site-specific additional permitted use is the most appropriate planning mechanism, why the outcome cannot be addressed through existing controls or a broader planning approach, and why the site-specific provision is justified in the circumstances.

Medium Issues

1. Direction 1.1 — Adequacy of Regional Plan Consistency (Housing Supply)

The proposal may benefit from a clearer explanation of how the loss of one low density residential allotment has been considered against relevant housing supply objectives.

The proposal acknowledges that it would result in the loss of one residential lot and describes this impact as negligible and of minor significance. That may be a reasonable conclusion. However, because the proposal would enable the land to support commercial parking rather than residential use, the strategic justification would be stronger if it more directly explained why this trade-off is acceptable in the context of local and district housing objectives.

2. Direction 1.1 — Adequacy of Regional Plan Consistency (High Quality Open Space)

The proposal may benefit from a clearer discussion of open space and public domain outcomes.

The planning proposal involves using a residential lot to support additional car parking for a commercial operation. It does not appear to outline how the proposal would protect, enhance, expand, or improve access to open space. Given the scale and purpose of the proposal, this may not be a major issue, but the proposal would be strengthened by addressing whether there are any implications or opportunities relating to landscaping, permeability, urban heat, local amenity, or public domain quality.

3. Direction 1.1 — Adequacy of Regional Plan Consistency (Carbon Emissions, Energy, Water, Waste Efficiency)

The proposal may benefit from a more proactive discussion of sustainability outcomes.

The proposal appears to defer some matters, including waste management and water quality, to a

future development application. That may be appropriate for detailed design matters. However, the planning proposal would be strengthened by briefly explaining how the proposed outcome supports, or at least does not undermine, objectives relating to carbon emissions, energy efficiency, water-sensitive design, and waste management.

4. Direction 1.4 — Prohibition on Including Development Drawings

The proposal includes a draft concept parking layout showing details such as car parking spaces, drive-through lanes and building footprints.

This may assist in understanding the intended future use of the land. However, Direction 1.4 discourages planning proposals from shifting into development design detail. The proposal would be strengthened by clarifying that any concept material is indicative only, and by ensuring the planning justification remains focused on the proposed LEP amendment rather than a specific development layout.

5. SEPPs addressed in the proposal (State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021)

The proposal may benefit from expressly confirming whether State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 is relevant to the subject land.

The site is located in Bexley within the Bayside Local Government Area, which forms part of the Eastern City District. This does not necessarily mean the SEPP applies to the site, as it may depend on specific precinct provisions or mapped areas. However, the proposal would be clearer if it either addressed the SEPP or briefly explained why no relevant provisions apply.

Low Issues

1. Direction 1.1 — Adequacy of Regional Plan Consistency (Services and Social Infrastructure)

The proposal appears to have limited direct relevance to services and social infrastructure. However, it could briefly explain why no additional social infrastructure demand or impact is expected, particularly given that the proposal changes the intended use outcome for a residential parcel.

2. Direction 1.1 — Adequacy of Regional Plan Consistency (Healthy, Creative, Culturally Rich, and Socially Connected Communities)

The proposal refers to improved pedestrian safety and local centre functionality, which may have some indirect liveability benefits. It could be strengthened by more clearly explaining any positive contribution to local amenity, walkability, safety, or community access.

3. Direction 1.1 — Adequacy of Regional Plan Consistency (Targeted Industry Sectors)

The proposal supports an existing local business and local economic activity. However, it does not appear to have a strong relationship to targeted industry sectors such as tourism, creative industries, cultural activity, technology, or internationally competitive sectors. This appears to be a minor matter, but the proposal could briefly clarify that the objective has limited relevance to this site-specific amendment.

4. Direction 1.1 — Adequacy of Regional Plan Consistency (Urban Tree Canopy and Green Grid)

The proposal states that no vegetation is identified for removal, but it does not appear to include a proactive discussion of tree canopy, landscaping, urban heat, or Green Grid outcomes. Given the proposal relates to additional car parking, the document could be strengthened by identifying any intended landscaping, shade, canopy, permeability, or water-sensitive design measures.

5. Direction 1.1 — Adequacy of Regional Plan Consistency (Urban and Natural Hazards and Climate Change)

The proposal identifies several hazards as not applicable and notes that some matters, such as acid sulfate soils, may be considered at the development application stage. The document could be improved by briefly addressing broader climate resilience considerations relevant to a future car parking outcome, such as urban heat, stormwater, hardstand impacts, and site design measures.

6. Direction 1.1 — Adequacy of Regional Plan Consistency (Monitoring and Reporting)

The proposal identifies several intended outcomes, including economic benefits, traffic impact mitigation, and improved site access. As a minor improvement, the proposal could briefly explain how these outcomes will be confirmed, tracked, or managed through later planning or development assessment processes.

7. Direction 6.1 — Adequacy of Residential Zone Planning Considerations

The proposal acknowledges that it would result in the loss of one residential lot and describes this as minor in the broader planning context. The discussion could be strengthened by more clearly explaining why the loss of residential opportunity is acceptable, how the site context supports that conclusion, and why the proposed outcome is preferable to retaining the land for residential purposes.

8. Clarity and Interpretability of Mapping

The proposal's mapping appears generally clear and useful. However, some figures may benefit from minor presentation improvements, such as including a scale bar or clearer labelling where relevant. This appears to be a minor presentation issue only and does not appear to prevent the proposal from being understood.