

27 July 2022

Boorea Street Warehouse & Distribution Centre

Application No SSD-36464788
Location 42 Boorea Street, Lidcombe (Lot 1 DP 740385)
Applicant Hale Property Services Pty Ltd
Council Area Cumberland
Consent Authority Minister for Planning or Independent Planning Commission

To: Director - Industry Assessments, Development Assessment, Department of Planning and Environment

To whom it may concern,

I recently received the above application regarding 42 Boorea Street, Lidcombe and I object to this application as I have several concerns.

The fact that the application is of State significance and before the Department of Planning and Environment shows the magnitude of the proposed development, which concerns me greatly.

The enormity of this development in constructing a two-storey warehouse and distribution centre with a total floor plan of nearly 40,000 square metres and operating 24 hours a day, 7 days a week will have a tremendous impact on the residents and on the area.

The various documents in the exhibition regarding the traffic, the noise, the access, the air quality, the road safety etc. all mention that it will have a "low" impact. How could this be possible given the scale of this development? Obviously, there will be huge negative impacts throughout all stages of this build, from the time of demolition, during the construction, followed by the actual operation of the warehouse.

In a letter provided in the exhibition dated 31 January 2022 and titled "Detailed Project Description", a major detail has been left out. While the applicant mentions what is located north, south, east and west of their site, they neglect to mention that the only access onto their site is through a single driveway on Boorea Street which is directly opposite a low density residential area. The fact that local residents have also received a notice about the application clearly confirms that there are residential homes near the site.

This is a very family-friendly area. There are many schools, parks and recreational areas nearby. The last thing you want is a huge semi-trailer carrying a shipping container, driving or reversing out onto Boorea Street while a family is walking along the footpath. Warehouses and distribution centres of this huge significance should be constructed away from residential areas. They should be constructed in areas where the trucks can access the driveways without

The demographic snapshot (2016) also provided in the exhibition (Appendix V – Social Impact Assessment) states that a language other than English was spoken in 73.5% of households and that only 35.9 % of the local residents were born in Australia. I believe that due to this fact, many residents will be disadvantaged in this exhibition process as they will not be able to raise their concerns or have a say about this application as their English may not be adequate. They may also have difficulty accessing the exhibition documents online.

At the moment, all of the local industries shut down in the evenings which provides harmony in this area. The fact that the applicant wants to operate 24/7 will destroy that harmony and our peace and quiet. This could set a precedent and then the other industries could also request extended operating hours which will then impact on many more residents. The residents have worked very hard to buy their properties and many have started to rebuild on their land. Who will compensate us if the value of our properties go down?

What will happen to the residents? How will they rest at night for their next working day with continuous noise from the movement of shipping containers, from the constant stream of distribution trucks, from forklifts and from the warehouse itself? At the moment, the traffic flows very smoothly along Boorea Street but any increase in traffic may cause traffic congestion which could extend all the way to Auburn.

Another concerning part of this development will be during the demolition and construction stages. The reports provided presume that there is asbestos on the site (Appendix GG - Hazardous Building Materials Report), that demolition will take up to three months to complete, and that earthwork will take up to another six months (Appendix M - Traffic Assessment). So, in total, there will be up to nine months of asbestos dust and fibres in the air. Even when the earthmoving trucks aren't working, the wind is. No amount of dousing with water will stop the asbestos from flying into the air towards the houses, to the residents. The health and safety of the surrounding people should be the number one priority when making any decision.

For the reasons I have stated, I object to this application.