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05 June 2025

Our reference: COR2023/61/1

Dear Mr Peng

SUBMISSION - Woolworths CFC and Warehouse, Macquarie Park

Reference is made to the State Significant Development Application (SSD-48853239) for the proposed Woolworths CFC and Warehouse at 144 Wicks Road, Macquarie Park. Thank you for the opportunity for City of Ryde to make a submission. Council has reviewed the Application and provides its **objection** to the development included in **Attachment 1**.

As outlined later in **Attachment 1**, Council is not supportive of the development as it is seeking to utilise the Key Site 10 provisions, whilst not providing the required public benefit. Council raises fundamental concerns that the EIS does not provide the dedication of the Wicks Park, being the largest District Park under the Macquarie Park Rezoning. In addition, several other issues are being raised with respect to open space, compliance and permissibility, lack of clarity around VPA and dedication of roads and park, road and site through link, design matters, site contamination, engineering matters, access, parking, traffic, flooding, public domain and associated issues that require further consideration by the applicant and engagement with Council.

Council considers that the subject application must provide the open space. Should the open space not be dedicated to Council, and the warehouse constructed, the planned open space will likely be locked out of delivery for the entire lifecycle of the warehouse facility until its redeveloped again in the future, which may be 50 years or more. This outcome is unacceptable and must be resolved by the subject application

To assist both DPHI and the applicant each issue raised, Council has included an appropriate mitigation measure/ design alternative that could be implemented that would result in an improved planning outcome.

Thank you for allowing the opportunity for City of Ryde to make its submission in response to the proposed development, should you wish to discuss the matters raised in the submission or require further information and clarification, please contact, Nicholas Najar - Acting Senior Coordinator of the Development Advisory Service on 0403 215 603 or email to nicholasna@ryde.nsw.gov.au

Kindest,



Kandace Lindeberg
Executive Manager City Development

ATTACHED: Attachment 1 – CoR Submission 144 Wicks Rd