

Project Name: Woolworths CFC and Warehouse, Macquarie Park

Application No: SSD-48853239

Location: 144 Wicks Road, Macquarie Park (Lot 21 DP 1101233)

Applicant: Woolworths Group Limited

To whom it may concern,

We write to formally object to the proposed State Significant Development for the Woolworths Customer Fulfilment Centre and Warehouse at 144 Wicks Road, Macquarie Park.

About Nought to Five

Established in 1977, Nought to Five was Australia's first work-based childcare centre. For nearly five decades, we have provided accessible, community-focused early childhood education to families in Macquarie Park and surrounding suburbs. As a long-standing, not-for-profit early learning centre, we are deeply committed to the wellbeing of our children and the broader community. While we support thoughtful development that enhances the local area, we have serious concerns about this proposal and believe several critical issues remain unaddressed.

Consultation

The Applicant has not consulted with the Commonwealth Government, in particular the Department of Social Affairs, regarding the impact that the proposed development will have on the continued operation of Nought to Five and no mitigation measures have been proposed to minimise disruption to our operations.

Under a 1997 Commonwealth New Growth Strategy, capital funding was provided for not-for-profits to construct early education and care services. A Funding Deed was executed to secure capital funding, granting the Commonwealth an interest in Nought to Five, which expires on 31 December 2027. This deed prohibits the landlord (the Applicant) from acting in any way that interferes with the entitlements and rights of Nought to Five, without prior written consent from both Nought to Five and the Commonwealth.

Construction noise and disruption not only risk breaching this agreement but also pose a serious threat to our ability to meet regulatory obligations, fulfil our duty of care to children and staff, and sustain our financial viability.

Impacts to Access and Traffic Safety

The proposed development presents significant access challenges for families and staff. Our centre relies on safe, timely, and predictable access during peak hours. We understand the development site has only two access points, from Wicks Road and Waterloo Road. Planned changes—including limited turning movements and reliance on a proposed DCP Road—could introduce increased congestion, reduce access options, and push construction-related vehicles past our site.

We are particularly concerned that the volume and timing of construction traffic will exacerbate already strained conditions at nearby intersections such as Waterloo Road/Lane Cove Road and

Epping Road/Wicks Road. These intersections operate near or at capacity during school and work peak hours.

The traffic report fails to include the impact of traffic from the surrounding Lachlan's Line development, which shares the same travel paths as the proposed development. Without specific information relating to the traffic impacts, considering all factors and providing commitments to control construction traffic outside of peak times - the proposed works risk creating daily delays and increased danger for families with small children navigating the area on foot and by vehicle.

Noise and Vibration Impact on Children's Wellbeing

The importance of quiet and stable conditions for early childhood development cannot be overstated. Continuous exposure to construction noise and vibration can significantly disrupt children's sleep and play routines, impacting their physical and emotional wellbeing. The Acoustic Logic Noise Impact Statement has been prepared with a management level of 45 dB(A) for internal noise level and does not reference to the recommended 35 dB(A) for sleeping areas.

The sleeping areas for children attending Nought to Five are located at the rear of the building, where children typically nap anywhere between 11.30am and 2.30pm each day, depending on the child's individual routine. There are also two cot rooms located at the side of the building (closest to the Hockey Centre) where infants nap throughout the day in line with their individual sleep patterns. These cot rooms are in continuous use to accommodate the varying needs of the infants in care.

Demolition, excavation, and civil works will generate substantial noise levels, likely exceeding the above recommended guidelines. Increased noise levels will negatively affect the amenity of Nought to Five and disrupt the sleep patterns of the children in care.

Overlooking, Privacy and Overshadowing

The proposed location of a staff car park adjacent to our facility raises serious privacy concerns. The design currently allows for potential direct overlooking of children in both indoor and outdoor areas. This is unacceptable. Without appropriate mitigation such as privacy screening and fencing on the development's boundary, the children's right to a safe and private learning environment is at risk.

Further, we request assurance that shadow analysis has been performed to ensure that new buildings or infrastructure do not overshadow our outdoor play areas, particularly during the morning and afternoon periods that are essential for outdoor activities and physical development.

Environmental Health and Safety Risks

We object to the absence of visible documentation regarding soil contamination investigations. Given the historical industrial use of surrounding land, a full assessment of the site's soil and any associated health risks is essential. Children are uniquely vulnerable to airborne particulates and soil exposure, especially during outdoor play.

We call for comprehensive dust and emission control measures to be enacted, with monitoring and enforcement by the NSW Environment Protection Authority (EPA). Our facility currently has minimal physical barriers between our site and the proposed works—only a chain link fence—which makes the risk of airborne contamination and dust exposure even more acute.

Drainage and Overland Flow Risks

We are concerned that the development will alter natural drainage patterns and increase overland water flow through our property, particularly during storm events. Increased water runoff, along with the construction dust and waste caused by the development, will create an unsafe environment for children and damage outdoor infrastructure used daily by children. We object to any plan proceeding without a detailed overland flow impact assessment and the implementation of appropriate drainage and diversion infrastructure to ensure our site remains safe and functional. The waterflow during periods of significant rain cause overflow into the outdoor yard is evidenced by the photos below.



Pest Displacement and Health Impacts

The 144 Wicks Road site is known to contain rabbit populations. We have previously experienced incursions of rabbits during nearby works, resulting in vegetation damage and hygiene issues in our outdoor play areas. The current plan provides no clear pest displacement or management strategy. A comprehensive pest control management plan, including rabbit-proof fencing and proactive monitoring, must be a condition of any development approval.

Lack of Transparency and Engagement

As a key community stakeholder and direct neighbour to the proposed development, our centre has not received clear or timely information about the proposal's scope, the planning timeline, or opportunities for formal consultation. We request copies of the broader Macquarie Park development plans as approved by the NSW Department of Planning to understand cumulative impacts on the area. In addition, we request access to the 2015 Development Application (DA2015/0144), which may include relevant planning conditions still applicable to this proposal.

Despite their promise to do so, and since our initial request for further information dated 29 October 2024, no person from Planning Ingenuity or Woolworths has contacted us with further information about these plans. To date, no acoustic or construction management documentation specific to early childhood centres has been shared with us. Nor has any meaningful engagement occurred to understand our needs or operational risks. The absence of this consultation is a critical oversight given our proximity and the vulnerable population we serve.

Conclusion

We support responsible and well-considered development in Macquarie Park. However, the proposed development at 144 Wicks Road, in its current form, fails to safeguard the health, safety, access, and comfort of the children in our care. It also severely compromises our ability to meet regulatory requirements, uphold our duty of care to children and staff, and maintain operational and financial viability.

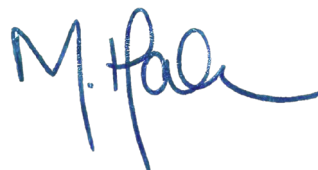
Most critically, the Applicant has failed to engage in any genuine consultation with Nought to Five or the Commonwealth as a required under the 1997 Funding Deed.

On these grounds, we strongly object to the proposal and urge the NSW Department of Planning and Environment to decline this application in its current form.

Sincerely,



Hannah Eather
Director



Melissa Hatzinicolaou
Management Committee President