

Submission Objecting to Development Application – Woolworths Customer Fulfilment Centre and Warehouse, Macquarie Park (Application Number SSD-48853239)

To: The NSW Department of Planning

Subject: Objection to Proposed Development Application – Woolworths Customer Fulfilment Centre and Warehouse, Macquarie Park

Date: 5 June 2025

1. Flawed Community Consultation Process

I strongly challenge the applicant's suggestion that a lack of feedback equates to community support or disinterest. The consultation process was notably flawed:

- The letterbox drop was distributed across a very narrow area, failing to reach many directly affected residents, particularly on the south side of Epping Road (Morshead Street, Cam Street and beyond).
- The feedback period provided by the applicant lasted only one week, insufficient time for residents to become aware of and respond meaningfully to the proposal.
- Several of my neighbours were unaware of the proposal until I personally informed them and they have not had time to submit to the applicant or to the Department of Planning.

I respectfully request that the public consultation period be extended and the notification area expanded to ensure that the broader community—particularly residents along Epping Road, Wicks Road, and surrounding streets—has a fair opportunity to provide input.

2. Inappropriate Location for 24/7 Operations

The site is immediately adjacent to residential properties, making 24-hour operations inappropriate. Unlike Woolworths' Auburn CFC—which is isolated from homes—this development will expose residents to:

- Constant noise pollution from vehicle movements, loading docks, reversing beepers, and operational equipment;
- Disruption to sleep and mental wellbeing, particularly during overnight hours;
- Degradation of local residential amenity due to constant industrial activity.

The Department must require that operating hours be restricted, particularly during night-time hours (10pm to 7am), to maintain liveability for surrounding residents close to the Wicks Road/Epping Road intersection.

3. Traffic and Noise Management

The development will intensify local traffic volumes and noise, especially at the already-congested Epping Road and Wicks Road intersection (which is a residential area). To mitigate this, I strongly recommend:

- All traffic be directed to exit via Waterloo Road (left-turn only), a predominantly commercial road with no nearby residents;
- A 'No Right Turn' rule be implemented from the new DCP Road onto Wicks Road;
- Clear signage and road treatments to enforce these traffic patterns.

Additional concern: This development will likely increase the number of large delivery trucks using the Caltex service station at Epping and Wicks Road, as well as the Wicks Road/Epping Road traffic intersection, particularly during overnight hours. These vehicles already cause significant sleep disruption due to:

- Loud beeping when reversing;
- Sharp banging noises from cargo doors, tail lifts, and hydraulics;
- Prolonged engine idling and vibration at the service centre and at the traffic intersection
- Compression braking used by heavy vehicles.

Traffic controls should be in place to redirect traffic away from residential areas (e.g. the Wicks Road/Epping Road traffic intersection). Without strong traffic controls and limits on overnight operation, these problems will escalate. Even a small number of heavy vehicles has a major impact to residents given the loud, sudden and sharp noises in the peaceful night.

4. Other Concerns Raised by Stakeholders and Planning Reports

The proponent's own engagement report outlines several further issues raised by stakeholders that remain relevant:

- Air Quality: Concerns about reduced air quality during construction must be met with enforceable mitigation measures in the Construction Environmental Management Plan.
- Pedestrian Safety: Increased vehicle movements pose risks to pedestrian safety. Design solutions such as clear separation of footpaths and vehicle areas must be implemented.
- Overshadowing and Overlooking: Residents near the site have expressed concern about the building's scale, overshadowing, and loss of privacy.
- Loss of Trees and Green Space: The proposal should preserve existing mature trees and deep soil areas, in line with State Design Review Panel recommendations.
- Sustainability and Emissions: The facility must commit to genuine emissions reduction, noise mitigation, and sustainable building practices aligned with NSW Government targets.

These issues collectively point to a development that, in its current form, does not adequately respond to its context or community.

5. Conclusion

The scale, location, and 24/7 nature of this proposal is incompatible with the surrounding residential character and amenity of Macquarie Park. I urge the Department to:

- Extend and expand public consultation;
- Restrict operating hours to prevent overnight disturbance (especially between 10pm-7am);
- Enforce traffic and noise mitigation strategies, particularly around Wicks and Epping Roads;
- Require stronger design, environmental, and cultural integration to align with the area's planning context.

Thank you for considering this submission.

Sincerely,
Jack