
Sent: 3/01/2020 4:23:40 PM
Subject: Online Submission

03/01/2020

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RE: DA2019/1340 - 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100

Dear Assessing Officer,

I would like to lodge a submission against this proposal as it is in breach of a number of sections of the WLEP 2000.

- The proposed development exceeds the allowable height requirements by 3.0m in certain sections, which is a significant breach of this section of the WLEP. This proposed development is excessive to the location and creates a structure that is much larger in size that is allowable elsewhere.

- The proposed development exceed the allowable 50% bushland setting. Oxford Falls is a natural bushland and the proposed development is taking away this natural setting. The proposed development is excessive for the site and creates a structure that is much larger is size that is allowable elsewhere.

- There is a significant concern for increased traffic safety in the area as there will be an increase in vehicles, particularly large vehicles on neighbouring roads. These roads are currently in a poor condition and I doubt whether they could cope with increased traffic as they are narrow, in bad condition, and are gridlocked at numerous times during the day. This proposal would result in significant increase in traffic in the area, diminishing the condition of the neighbouring roads and contribute to the already chocked traffic conditions.

- Accessibility - with only one road into and out of the proposed development, traffic would significantly increase, especially during peak hour times. The surrounding roads are currently gridlocked and this development would only add to this congestion.

- Safety - Oxford Falls Grammar School is in very close proximity to the proposed development and I believe that this development creates a significant heightened risk to the school students at this school. There would be increased vehicle traffic with the proposed development. Children safety is at risk, there are no safe footpaths on any of the roads surrounding the development, and parking for the school is at a minimum which often sees parents parking all the way down to Meatworks Roads creating minimal visibility for traffic.

Noting the above, I feel that this development is excessive beyond the current limitations of the proposed site, creates unviable traffic congestion, puts extra strain on already congested surrounding roads and creates an unacceptable safety risk to students at Oxford Falls Grammar School. Therefore I propose that the Council does not support this development application.

Regards
Alison