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

I object to the proposal to construct 13 additional industrial units, 100 parking spaces and a three-storey ancillary building for the following reasons.

**Traffic**

The Statement of Environmental Effects (page 40) states that "It is considered that the development provides adequate carparking facilities and will not significantly increase traffic generation." and "The proposed development will have no additional impact on the public domain (roads, parks, etc.)." This conclusion is based on a limited traffic survey undertaken at the morning and afternoon peak hours on only one day and only at the corner of Wakehurst Parkway and Dreadnought Road.

The Construction Traffic Management Plan shows that heavy vehicle construction traffic will use a route from Warringah Road, Ellis Street, and Oxford Falls Road to travel to the site in Meatworks Avenue over 32 months of construction. Once operational the development will generate hundreds of additional vehicle trips to and from the site every day.

The Warringah Road-Ellis Street-Oxford Falls Road route is already increasingly being used as a "rat run" in the morning and afternoon peak hours by drivers wanting to avoid the congested intersections of Warringah Road/Wakehurst Parkway/Frenchs Forest Road. Delays occur at the intersection of Oxford Falls Road and Iris Street from traffic waiting to turn right into and out of Oxford Falls Road.

Additional trucks on Oxford Falls Road will result in increased noise for residents and Oxford Falls Grammar School students and staff.

Pedestrians, horse riders and horses using the unformed verges of Oxford Falls Road will be affected by noise, vehicle exhausts, buffering from trucks and heavy vehicles passing close to them, and safety concerns of blind corners and lack of safe road crossings, making it less attractive to exercise and enjoy the rural environment.

The potential for road accidents along the construction vehicle route is also a concern, especially at the corner of Oxford Falls Road and Ellis Street where yet another vehicle crashed into a residential fence a few days ago.

The corner of Oxford Falls Road and Dreadnought Avenue will be blocked with traffic in the morning peak hour, after school, and in the afternoon peak hour. Traffic wanting to turn right at the lights at Wakehurst Parkway will bank up along Dreadnought Road and Oxford Falls Road because of the volume of traffic and the light phasing for turning right into Wakehurst Parkway

is too short.

If the development proceeds, consideration should be given to providing footpaths and safe access for pedestrians on Oxford Falls Road.

#### Out of character development

The Oxford Falls area is a charming, quiet, semi-rural area set among natural bushland. Stage 1 of the Meatworks Avenue development seemed to slip under the radar of the local community, and was approved with apparently little scrutiny. Such a development is out of character with the local area and is not consistent with the zoning.

#### Clearing of bushland

The proposed development will involve removal of 23 mature trees. Bushland in the vicinity of the site is habitat for wildlife including threatened species. Bushland should not be cleared or thinned for an asset protection zone and should be preserved wherever possible.

#### Bushfire risk

The proposed development is surrounded by bushland which is a fire risk. In the event of a bushfire, evacuation of occupants of the development and the school will be necessary via the only road in and out of the development.