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

RE: DA2019/1340 Lot 100 Meatworks Avenue, OXFORD FALLS NSW 2100

Objections to the development proposal:

- The additional 16 industrial / warehouse units and ancillary offices would be a significant increase in development compared with the previous approved development for 30 units.
- The proposal would increase the development from the approved 30 industrial / warehouse units to 46 units - an increase of over 50%.
- The increased development for industrial / warehouse units and ancillary offices is not suitable for the site, particularly within the context of the surrounding non-urban land use.
- The proposal would greatly intensify the Category 3 use by introducing a more extensive and concentrated complex of industrial / warehouse premises on non-urban land.
- The proposal is to expand a Category 3 use that is not consistent with the desired future character in the Oxford Falls Valley (B2) Locality in the WLEP2000.
- The additional 16 industrial / warehouse units will not result in a low intensity, low impact use, as required in the desired future character for the B2 Locality.
- The proposal would result in an increase in hard surface areas and reduce the area allocated to landscaped open space.
- The increased site coverage would have a potential adverse impact on the downstream waterway that flows into Middle Creek in Narrabeen Lagoon Catchment.
- The proposal exceeds the height controls for the B2 Locality and does not comply with the minimum rear / side setback requirement.
- The proposed 3 storey building would be highly visible when viewed from surrounding non-urban land, including public reserves.
- The proposal is an over development of the site and would result in the building footprint and APZ extending into rock outcrops and bushland areas.
- The proposed mitigation measures are not adequate to avoid long term and negative impacts of the development on the environment and surrounding land.

- Land use and site coverage, both inherent to the proposal, are important factors contributing to water quality and flow in the creek.
- The proposal would result in changes to landform and vegetation and is likely to affect downstream areas.
- The increased development and intensity of the proposal are not compatible with the long term protection of Middle Creek Catchment and its waterways.
- Potential noise from the rooftop and other sources is likely to disperse widely within surrounding area.
- The impact of noise and light is likely to disturb native wildlife in surrounding bushland areas.
- The site is not located near to public transport proposal and the proposal would increase traffic within Meatworks Avenue.
- Additional industrial / warehouse units would be more appropriately located in light industrial areas, not on non-urban land within the B2 Locality.
- The proposal is not in the public interest due to the likely environmental impacts and unsuitability of the site for the intensification of a Category 3 use.
- The change in landform due to excavation, increased site coverage and the removal of bushland would change the runoff regime and adversely affect adjoining natural areas.
- Approval of the previous development for 30 industrial / warehouse units was based on restricting the footprint of the development to already cleared areas, adhering to the height standards and other constraints.
- The current proposal disregards constraints that were inherent in the previous approval and seeks to encroach upon areas which previously were to be excluded from development.
- The non-urban land in Oxford Falls Valley locality is not suitable for the proposed expansion and intensification of the Category 3 use.
- The proposed development is not consistent with the Desired Future Character, General Principles and other relevant planning controls.