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Subject: Online Submission

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

I wish to object to DA2019/1340 presented to council for a development on Meatworks Rd, Oxford Falls, for the reasons outlined below;

1. Impacts on local and regional wildlife corridors (construction and operation phase) do not appear to be considered. The Flora and Fauna study does not appear to be very thorough, only considering surveys from one month of the year, no mention of Duffy's Forest Endangered Ecological Community (despite indicator species in flora list and suitable soil type and vicinity), and not all endangered species from the area were considered.

2. The increased traffic movements, whilst technically identified in the Traffic Report, do not reflect the daily implications for the close location to a large school poorly serviced by Public Transport. The poor quality and narrowness of the roads in this area are not suitable for the increased traffic that would be generated. In particular, as this traffic will be of a commercial nature, there will be more truck and van movements in a school environment. No studies appear to have been completed. Parking appears to be provided adequately. Should consideration be given to a road entry from Wakehurst Parkway if this proposal was even to be assessed?

In the previous 2017 DA, the Council's Engineer Referral accurately assessed that, "any increase in number of trucks travelling on Dreadnought Road during the school's AM and PM peak hours "8am-9.30am and 2.30pm-4pm Monday to Friday" will have a significant adverse impact on the school and is not supported."

All traffic assessments ignore the obvious, that the key issue with transportation in the vicinity is that of public safety and that access is required for buses, in addition to parent drop-offs, for the > 1000 school children, given that there is no public transport to the location.

3. The uncompleted development currently underway was only approved after going through the Land and Environment Court. This proposal DA2019/1340 seeks further expansion of the development not yet completed with the full impacts unknown. The SEE (p16 see below) claims that this development will "facilitate the rehabilitation of disturbed perimeter bushland and would provide for substantial betterment in terms of environmental outcomes and consistency with the DFC (Desired Future Character for the B2 Oxford Falls Valley Locality). I would disagree with this statement.

EP&A Act 1979 - S.4.15(1)(a)(i) - Compatibility with zone - under WLEP 2000: "The Desired Future Character Statement for the B2 Oxford Falls Valley Locality" specifies "low intensity, low impact uses" stipulated in for the locality. As a statutory zoning objective, EP&A Act 1979 - S.4.15(1)(b) & (c) - Impacts - Intensification of use and suitability of the site: The proposal

seeks an additional 13 units + ancillary buildings / 4000m2 GFA beyond the Court approved Stage 1 development of 30 light industrial units. The increase in number of units is more than 40% and represents a significant intensification for an area identified under WLEP 2000 for low density development.

4. Cumulative impacts - the expansion of this area, which is incongruent with the bushland and surrounding land use is likely to pave the way for further expansions in that facility and in others. The current location was not a good idea when it was approved, due to bushfire risk, local resident amenity, ecology and traffic issues, but we should now limit that footprint to what it is and not allow further development there, or in the vicinity.

Thank you for your attention to my submission and I hope you will look further into the above matters during your assessment process.

Regards,
A. Collins

*From p16 SEE:

"In these proceedings it was agreed between the parties that the light industrial/ warehouse development with ancillary office space was appropriately described as a low intensity and low impact use consistent with the existing and desired future character (DFC) for the B2 Oxford Falls Valley Locality. In forming this opinion, consideration was given to the fact that the proposed works were confined to previously disturbed areas of the site, would facilitate the cessation of the long established waste management facility use of the site, would facilitate the rehabilitation of disturbed perimeter bushland and would provide for substantial betterment in terms of environmental outcomes and consistency with the DFC .

This application seeks an expansion of the approved light industrial/ warehouse development with ancillary office space to meet a clear demand for this form of development in this location. In the preparation of this submission, consideration has been given to the minutes arising from formal pre-DA discussions with Council (PLM2019/0088) with the scheme refined to ensure that the development is located predominantly within previously disturbed areas of the site."