
Sent: 19/05/2020 4:05:51 PM
Subject: Item 3.1 Local Planning Panel
Attachments: DA2019-1340 Meatworks FoNLC LPP 20200519.doc; DA2019-1340 Meatworks OxFalls nbclpp 20200519.doc;

Dear Carly

Please find attached two written submissions for the Local Planning Panel tomorrow 20 May.

Regards, Ann Sharp

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Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

20 May 2020

To: Northern Beaches Local Planning Panel
Attention: Carly Sawyer
Email: carly.sawyer@northernbeaches.nsw.gov.au

Agenda Item 3.1: DA2019/1340 Lot 100 / 0 Meatworks Ave OXFORD FALLS NSW

Dear Panel members

We wish to support the recommendation of refusal in the Council report.

Our OBJECTIONS to the proposal include the following:

- The Category 3 proposal for 16 industrial units would have a significant impact compared with the previously approved 30 units.
- The proposal is not consistent with the clauses in the Desired Future Character for the B2 Oxford Falls Valley Locality in WLEP2000.
- The proposal does not protect natural landforms, vegetation or the ecological values of watercourses.
- The proposal is not consistent with many of the General Principles in WLEP2000, as stated in the Agenda Report.
- The proposed industrial/ warehouse building exceeds height and setback controls.
- The previous development was approved on the proviso that “existing natural bushland to the south and south east of the site will not be affected by the proposal”. [See attached page.]
- The current proposal reneges on this commitment, together with related constraints and conditions, which were integral to the approval.
- All of the environmental aspects, including stormwater runoff, would be adversely affected by the current proposal to expand the Category 3 development.
- In our view the proposed alterations and additions are not consistent with the requirements of the Warringah LEP 2000 and should be rejected.

Yours sincerely,

Ron Patton, President

EXTRACTS from SEE for the previous approved development in 2013

The subject site is located within the B2 – Oxford Falls Valley Locality under the Warringah Local Environmental Plan 2000. Immediately to the northwest of the site is Public Open Space which is also located within the B2 Locality and is an identified Conservation Area.

The existing natural bushland to the south and south east of the site will not be affected by the proposal.

It is acknowledged that the vegetated south-eastern portions do provide suitable and in some cases provide optimal habitat for a number of threatened species.

The remnant areas of vegetation on the south-eastern portions will remain untouched and provide undisturbed habitat for threatened flora and fauna species.

The site does adjoin a drainage channel/watercourse which runs in a south to north direction to the east of the site. Stormwater from the proposed development is to be disposed of to this watercourse.

WLEP 2000

Clause 56 – Retaining unique environmental features on site

The vegetated south-eastern portions will be provided with a natural buffer from the proposed development along the southern aspects due to an existing escarpment.

Clause 58 – Protection of existing flora

The proposal will not result in the removal of any remnant vegetation which exists upon the site.

Clause 61 - Views

The proposal seeks to retain all existing bushland.

Clause 63 – Landscaped open space

This clause aims to ensure that development provides landscaped open space that is of sufficient dimension to accommodate appropriate plantings, an outdoor recreation and services area and facilitate water management.

Clause 76 – Management of stormwater

A Stormwater Drainage Plan has been prepared which provides for all collected stormwater from the building to discharge to a detention basin/pond with a volume of 1024.0m² with overflows being directed to the existing watercourse adjacent to the northeast portion of the site.

Locality Statement B2 – Oxford Falls

It is considered that the proposal is consistent with the relevant desired future character statement of the B2 Locality for the following reasons:

The proposal has no impact on the existing natural landscape to the north and south of the site. The proposed works are located in the previously levelled and cleared portions of the site and as such do not require the

20 May 2020

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Attention: Carly Sawyer
Email: carly.sawyer@northernbeaches.nsw.gov.au

Agenda Item 3.1: DA2019/1340 - 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100

Dear Panel

I wish to support the recommendation for refusal in the Agenda Report.

My objections to the proposal include the following:

- The proposal would increase the development from the approved 30 industrial / warehouse units to 46 units - an increase of over 50%.
- The proposal to expand the Category 3 use 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 protect the natural landscape or result in a low impact use, as required in the desired future character for the B2 Locality.
- 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.
- The increased development and intensity of the proposal are not compatible with the long term protection of Middle Creek Catchment and its waterways.
- 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.

Yours sincerely,

Ann Sharp

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