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**Sent:** 7/02/2020 9:32:31 PM  
**Subject:** Online Submission

07/02/2020

MRS Kristie ODwyer  
ST  
Bayview NSW  
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**RE: DA2019/1340 - 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100**

Dear Sir/Madam

I wish to object to this Development Application #DA2019/1340 on the following grounds:

1. Traffic congestion and Infrastructure Renovation:

It is my strong belief that the traffic generated during the development process and once occupied, will not be safely and conveniently accommodated by the existing street networks. Increased traffic congestion to the proposed development site was measured by the TTPA as 'satisfactory'. This report is unsatisfactory. The measurement applied to the main intersection being Wakehurst Parkway/Dreadnought road and fails to identify the impact on the intersection Oxford Falls Road/Dreadnought road. It is also flawed in that it fails to adequately measure/identify what is 'peak' traffic. Peak traffic at the above mentioned intersections are school times as this is thoroughfare to Oxford Falls Grammar School. Peak traffic during construction and occupation of the proposed development would increase during peak 'tradie' hours being similar to school times. . Therefore and more adequate measure of the impact of traffic congestion would be required before council make a fair judgement on the outcome.

It is not within the desired scope of the councils commitments to rate payers to cut congestion and save lives by improving road safety. This could be achieved by carrying out road development, upgrading, maintenance and safety works, such as safety barriers and works on local roads to address crash risks

2. Inadequate Parking and Public Transport:

It is the role of the council to ensure that development in the area does not unreasonably increase the demand for public services or public facilities; this development will do both.

Lack of car parking in Oxford Falls Road, Dreadnought Road and Meatworks Road is a major issue to parents and residents. The intensity of this development and proposed land use will add further burden to this parking issue thus decreasing the safety and traffic flow. Public transport to the area designated for the development is non-existent. This issue must be addressed before further burden upon Oxford Falls. The council need to lobby NSW State government to address the lack of adequate public transport systems. Once a better system is established, this saves valuable time and provides significant benefits to business and industry. Until such time, this development should not be approved.

3. Environment/ Environmental Impact:

It is the responsibility to strengthen and encourage our local environment and communities. This improves lives by protecting natural environments and building a strong sense of community.

The proposed development capacity will have a negative impact on the land. Oxford Falls is zoned bushfire prone and high flood risk. It is my strong belief that the council maintain existing densities, as well as environmental sensitivities in this area until the above mentioned traffic congestion and public transport be addressed.

Recent catastrophic and unpredictable fire conditions, unseasonal flooding and other incident highlight the issue of vulnerability to such environmental threats. The impact of such natural disaster has proven to be unprecedented and unpredictable. Council would be negligent to allow the above DA to be approved knowing that the lives of 1200+ school children, residents and industry would be at risk given unreasonable access with one way in/one way out.

The correct infrastructure in the appropriate place is essential to achieving economic growth. It will improve productivity ensuring a stronger local economy and drive the cost of living down. The burden of responsibility in balancing the equation of growth on behalf of the Northern Beaches community is with council.

It is my opinion that development application #DA2019/1340 is not within the best interests of economic growth and improved infrastructure. The development does not meet the zoning definition required for Oxford Falls of 'low intensity, low impact use'. It is my belief that this development requires a conscious judgement; it will not add value to the existing amenities and environment.

It is my belief that the development #DA2019/1340 does not reflect the strategic goals of the NSW State government; it does not strengthen our local environment and improve people's lives by protecting natural environments.

As a concerned resident and parent of children that Oxford Falls Grammar, I simply request that you apply fair and reasonable judgement when deciding the outcome of development application #DA2019/1340. Consider further investigation and address the mentioned concerns of access and safety. I implore you; travel to the site and review existing information on environmental constraints and infrastructure imposed by the physical environment. Consider the existing and desired future character of the area; and reflect upon this before you reach final outcome.

Thank you in advance for helping foster a strong sense of community within Oxford Falls by protecting our unique natural environment.

Regards  
Kristie