
Sent: 7/02/2020 3:44:05 PM
Subject: Online Submission

07/02/2020

MR Peter Crozier
50 Oxford Falls, Road ST
Beacon Hill NSW 2100
diana_crozier@hotmail.com

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

The proposed development appears to be a small version of the structures at the Super Center at Belrose, thus the Development Application should be rejected. I have submitted a few additional comments for Council to consider below;

1. The existing road corridor cannot cope with the volumes of traffic from the C3 Church, Oxford Falls Grammar School or Biggs Recycling Yard and thus cause large traffic jams, especially during peak hour and at various other time in the day and night, particularly when special events are held at the C3 Church and at OFGC. The narrow intersections along Oxford Falls Road at Iris Street and Dreadnought Road, and in the near future from the Nursing Home at Barnes Road will increase the traffic problem. The traffic due to the Construction at present on Oxford Falls Road is bad from Cement trucks, tradesmen and the recycling depot traffic this will only get worse during the proposed construction then once the project is completed by Unit owners vehicles, service vehicles and the complex visitors.
2. The Council appears to ignore the wishes of the residence along Oxford Falls Road and the Oxford Falls Green Belt Zoning as apparent by the inaction on numerous complaints about speeding traffic, > 3 tonne trucks using the road and redevelopment of the intersections listed in section:1 above.
3. The Councils DA landslip requirements in relation to land surrounding and within the development site is incomplete and urgently need upgrading, particularly given recent Australian Standards Requirements and Australian Institute of Engineers findings. A brief review of the submitted documents to Council by Gelder Architects reveal a rock face excavation of up to 9.5m height to accommodate up to three levels of car/truck parking with commercial level above. . The Geotechnical Report states that the design is adequate, I question the absence of details relating to stability and risk level of such a deep excavation during construction in this report and for the loose boulders up slope of the finished structure and why the sites uncontrolled fill was not mentioned. There does not appear to be a stormwater retention structure on the plans or a device to limit outfall flow rates that will ultimately discharge into the Narrabeen Lake catchment.

Hope the above comments are of assistance.

Regards,
Peter Crozier,
MSc, MIE Aust. CPEng. NPER, Aus IMM