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Sent: 29/05/2022 4:51:44 PM
To: DA Submission Mailbox
Subject: Online Submission

29/05/2022

MR Paul Davenport
28 Booralie RD
Terrey Hills NSW 2084

RE: DA2022/0456 - 62 Myoora Road TERREY HILLS NSW 2084

Re DA 2022/0456 62 Myoora Road, Terrey Hills

I would like to make a submission regarding the above development proposal. Whilst not completely opposing the application, any development must take into consideration the impact on the local area.

1. The parking spaces on the site are proposed to increase from 127 to 403. This gives an indication of the expected increase in patronage and the likely impact on the surrounding area.
2. During construction, the application states that there will be no effect on the local road network. With heavy vehicle movements, clearly this is not possible and local roads will be adversely impacted.
3. The traffic report is significantly flawed. The midweek study of traffic movements starts at 16.00 which ignores the impact of traffic during school opening and closing times. Terrey Hills has a number of schools, which places pressure on the local road network. The Public School and German School will be particularly impacted by this development proposal.
4. The proposal fails to include any impact on traffic from construction of a private hospital on Myoora Road. This construction is due to go on for the next 22 months.
5. The proposed Myoora Road entry/exit point is adjacent to a local public school, bus stop and residential area. From a safety perspective, it is an unsuitable place to have such an entry/exit point.
6. No Consideration has been made on the impact of traffic on other local roads. This needs to be considered, particularly how Southbound traffic will enter Mona Vale Road.
7. The application states that no service vehicles will use Mona Vale Road meaning they will use Myoora or Cooyong Road. These roads are just not suitable for this type of traffic.
8. Myoora Road is becoming increasingly busy. Buses frequently use this road and safe passing of vehicles is becoming much more difficult to achieve. This road is not set up to handle more heavy vehicles or increased volumes. The intersection at Mona Vale Road and Forest Way is frequently congested in peak periods.

9. Local Roads in Terrey Hills will definitely be adversely impacted. Both Cooyong and Myoora Roads are residential roads and any significant traffic increase will impact residents in the area.

In summary, I would question whether the size of the proposed development is in keeping with the local area taking into consideration impact on residents and the local area infrastructure. A smaller proposal may be more acceptable.