
Sent: 3/06/2022 10:04:39 AM
Subject: DA2022/0456 - 62 Myoora Road, Terrey Hills

Please find herewith my submission in relation to the above development application.

I believe the existing infrastructure in the Terrey Hills area is not suitable to support a development of the proposed bulk and scale and would significantly increase already at peak times gridlocked surrounding roads, including;

Mona Vale Road, which is banked up at the traffic lights at the roundabout to McCarrs Creek Road.

Myoora Road, which has two existing schools, a swim school, a bus depot only with entry and exit on Myoora Road, a hotel, which has it's own onsite parking, however, in addition many cars are regularly parked on both sides of Myoora Road causing difficulties to traffic flow, particularly for large vehicles such as buses. The current building of a hospital on the same road will also add to further traffic and congestion.

Booralie Road, which has two existing schools and the village shops currently banked up at peak times from the roundabout adjoining Mona Vale Road and McCarrs Creek Road. It is presently precarious to exit the village shops at those times as traffic needs to reverse out of the village car parking spots onto the congested Booralie Road.

There are many semi-rural acreages in the area and many horse riders use Cooyong Road to access the underpass to JJ Hills Memorial grounds, including children who attend Forest Hills Pony Club and the BMX facilities. Further traffic and noise may cause a risk to the safety of those using these recreational facilities in the area. I'm also concerned that despite the proposed development having parking facilities, vehicles will be parked on Cooyong Road, particularly, when the centre has their special clearance days, Christmas parties, etc, as they have regularly had in the past. There's already an existing problem exiting a residence on this road on weekends because of vehicles parked, blocking vision to exit a residence.

The proposed entry point for supply deliveries to the site on Myoora Road opposite the primary school is of concern, as it would cause a significant risk to school children and their families at both the primary school and the German International School on the same road.

Further, as there are already two existing pet supply stores in the neighbouring suburb of Belrose, it would appear an oversupply to have that type of warehouse facility in the proposed development.

In summary, the area doesn't have the infrastructure to support a proposed development of this bulk and scale. Thank you for accepting my submission and concerns.

Kind regards

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