
Sent: 11/08/2020 11:12:14 AM

Subject: DA2020/0264 57 Myoora Road and DA2020/0263 59 Myoora Road, Terrey Hills

Assessing Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Sir,

Re: DA2020/0264 57 Myoora Road and DA2020/0263 59 Myoora Road, Terrey Hills

I strongly object to the Development Applications for 57 and 59 Myoora Road, Terrey Hills, which has been submitted by Hardware and General (H&G).

First and foremost, I ask that these DAs be assessed in conjunction with each other as it is clear that H&G intend to use both sites as one business. Each of the DA states that, "there will be some cross-over of access, 'etc'. between the properties". Does this mean that the fence, which now divides the two properties will be demolished? Also, there is not an explanation of what "etc." means in this context.

- The zoning for these blocks is IN2 (Light Industrial). Retail is not a permitted use for this zoning but clearly there appears to be intended retail business conducted from these two properties.
- The proposed hours of operation are excessive for a warehouse situation, which only strengthens the belief that retail business is proposed.
- I, therefore, strongly object to the proposed hours of operation due to the noise which will emanate from the business, which is in close proximity of residential homes.
- There is absolutely no need to open a business at 6am and close it at 6pm Monday to Friday and 7am to 4pm on Saturdays as this is totally "at odds" with the surrounding residential properties and their amenity.
- There has been no traffic study submitted.
- Myoora Road is a very busy, narrow road with a major bus stop within approx. 30m of these sites.
- The sites are also directly opposite a road, which is likely to create right-of-way issues and ingress/egress will be obstructed by line of sight issues with cars parked on Myoora Road.
- There is only one footpath along Myoora Road on the west side, so with extra vehicle and truck movements at these sites, it will make the footpath very dangerous and unsafe.
- The extra vehicle/truck movements will have a major impact on the school children and their families who use the footpath to get to and from school.
- This will also affect all of the residents who use this footpath to get to and from the bus stop and our local shopping precinct.
- NOISE - the noise that will be generated from reinforcement steel, plumbing supplies and other building materials being unloaded and loaded on the site, will severely impact nearby residences.

This proposal is entirely unsatisfactory.

I concur with the Terrey Hills Progress Association and wish you to carefully these comments when assessing these two Development Applications.

Regards,

Alan Brinkworth AFSM, FRICS, AAIQS, ACIARB, MAIES,
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