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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/05/2022 4:30:45 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/05/2022

MR Michael Syme  
Lot 300 Cooyong Road ST  
Terrey Hills NSW 2084  
[REDACTED]

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

The actual hard landscape is excessive and does not meet the open space requirement of the DCP.

This development is excessive and not in keeping with the local area.

The parking is less than required under the RTA Guidelines for a mixed development.

Technically this application should be classified as a "bulky goods" and so a prohibited usage in the location. Pre existing usage rights for the current nursery no not apply to the new uses or tenants. The current footprint of the building is in excess of the DA that was approved, as is some of the current uses - No approval was given for the café or mixed soft goods.

The additional usages are not specified and may also be prohibited.

The over sized trucks cannot use Cooyong road and the traffic plans do not specify how the trucks will reach the location during construction and when established for deliveries without breaching the local street controls.

The noise generated by the site will be excessive particular when located next to a school.

The traffic study was conducted during COVID ( when home schooling was in use) and thus not valid or represented of the normal traffic around school pickup.