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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 29/05/2022 1:06:50 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

29/05/2022

MR Piers Johnson  
39 Currong CIR  
Terrey Hills NSW 2084

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

This development is too large for the suburb of Terrey Hills and will adversely affect the character of the area. I also note that the plans show the roof of the centre exceeds the height limits of the suburb by over 2 metres.

The traffic study is flawed, counting illegal turns such as a right-hand turn onto Mona Vale Rd from Cooyong Rd, as underutilised. It also does not count traffic in peak times like the start and finish of school, and Saturday mornings - all the traffic recordings were in the middle of week days.

The proposed driveway for delivery trucks onto Myoora Road will be right next to two bus stops and the school entrances, and will be a safety risk for small children and parents. Furthermore, a new hospital is being built just down the hill on Myoora Road, which will also see an increase in traffic.

This will see two schools and a hospital competing with the new centre in traffic flow; it is already at a standstill on Myoora Rd in school times. The new driveways allow for easy entry into the new centre, but no easy exits, and will cause traffic issues and potentially higher numbers of accidents at the Cooyong/Mona Vale road corner, and at the Cooyong/Myoora corner.

I also can't see a justified business plan for the centre, as this area is already well serviced by pet stores and fruit stores, so the proposed tenancies will struggle to survive.