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**Sent:** 17/08/2020 9:21:47 PM  
**Subject:** Online Submission

17/08/2020

MR Craig Glassock  
94 Myoora Road ST  
Terrey Hills NSW 2084  
cglassock@vinegrowers.com

**RE: DA2020/0263 - 59 Myoora Road TERREY HILLS NSW 2084**

94 Myoora Road  
Terrey Hills 2084  
17-8-20  
Application No: DA2020/0263  
Address: Lot 4 DP 547022, 59 Myoora Road Terrey Hills

To the planner- Maxwell Duncan  
From: Craig Glassock

I wish to strongly oppose the above development for the following reasons.

**Traffic Congestion & parking**

- Firstly, the traffic report has been conducted during Covid when a significantly reduced number of people are working from home, thus reducing traffic and parking on Myoora Road.
- The projected number of vehicles stated on page 12 of the Traffic Report appears completely unrealistic for a business model such as Hardware and General (H & G). I respectfully ask you to reconsider the reality of how many vehicles will be involved each day and during busy periods.
- Located next to the site is the major bus stop servicing Terrey Hills and Duffy's Forest. Including private school buses the timetable located at the adjacent bus stop informs that there are approximately 45 bus trips (including private school buses) at this bus stop in the three hours from 6am-9am each morning. As it stands this area is often a bottleneck. Commuters park along Myoora Road and traffic is often at a standstill as buses and cars try to navigate the logjam.
- The traffic congestion along Booralie and Myoora Roads has already increased dramatically in recent years due to developments further down Booralie Road and elsewhere.
- This additional traffic (and type of vehicles) is too much for this area to cope with. As it stands, on school days the traffic is often backed up hundreds of metres down Booralie Road for those seeking to turn right into Myoora Road, or onto Mona Vale Road at Booralie Road.
- There will inevitably be trucks backed up onto Myoora Road as they wait to get into H & G. On a normal weekday there is nowhere for them to park as they await access.
- I reject the conclusions of the traffic report and respectfully ask you to carry out another study during a typical weekday in a non-Covid period.

**Safety concerns**

- My children catch the bus from the adjacent bus stop. Everyday I watch dozens and dozens of children and parents utilising the footpath outside the proposed development. It is the only footpath access to Terrey Hills Public School from that direction. Children walking, riding scooters, and riding bikes. Mothers with prams walking on the footpath outside where this

building is located during peak trade hours, both in the morning and the afternoon. Having watched this daily for years, were this development to be passed I would expect it to be a matter of time before a serious accident or fatality involving a child takes place.

- I urge you to observe the number of children (during peak hours in morning and afternoon) who could potentially be put at risk if this type of development were approved.

#### Noise pollution

- I note with absolute dismay that my own house at 94 Myoora Road has not been considered as a noise 'Receiver' in the Acoustic Report despite our living area and bedrooms being approximately 25-30 metres away from the development, and there being nothing to obstruct or minimize the noise between the development and our house. Yet, houses that are up to 110m away are listed as being in the Receiver 2 category. I am not saying the other properties do not deserve Receiver 2 classification. But if so, how much more a house much closer with nothing blocking the sound?

- The excessive daily noise pollution from trucks coming out of the Tepko Road industrial estate at Myoora Road starts about 5am in the morning. The early morning noise is already unacceptable and relentless.

- I note with interest that an acoustic survey was conducted on Sunday morning, June 14th, 2020 (when the least amount of traffic noise for this time slot takes place each week, and even then it is only recorded over a 15 minute period between 10:30am and 10:45am). Sundays will not be a day of operation for the H & G development making this assessment irrelevant. Furthermore, I note in the acoustic report (p.8) that due to a malfunction of the equipment only one 24-hour period of noise was recorded over the initial seven-day observation period. The report does not state which day these acoustic recordings represent. Yet, the report bases its findings on these recordings! Surely this makes the report findings redundant?

- All acoustic surveys were conducted during an atypical Covid period. Therefore these measurements do not come close to accurately reflecting the norm.

- The noise emitted from continually loading and unloading industrial steel onto trucks will be entirely inappropriate for this location and have a damaging impact on the lives of residents in surrounding properties.

#### Development out of keeping with the local area

This development is entirely out of keeping with the local area. It will detrimentally affect the lives of local residents and put large numbers of children at risk. I implore council to reject H & G's application.

Sincerely,  
Craig Glassock  
94 Myoora Road