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To: DA Submission Mailbox
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31/05/2022

MR Paul Davenport

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

Terrey Progress Association is aware of the proposed development at 62 Myoora Road, Terrey Hills. We would like to provide the following comments.

1. We are very concerned about the impact on traffic in the local area. The application states that Myoora Road is to be used as an exit point for the site and that all service vehicles will use this exit. Myoora Road is not suitable to handle this volume of traffic, with safe passing of vehicles becoming increasingly difficult, particularly in the Miramare Gardens area of this road due to vehicles parking on both sides of the road. Buses also use this road which creates additional hazards.
2. The proposed Myoora Road exit will create an unacceptable risk to both children and parents at the Public School. It will be too close to both an existing roundabout and bus stop.
3. The traffic study in the application does not consider traffic volumes arising from school start and finish times. Given that the proposed Myoora Road exit is opposite Terrey Hills Public School we ask that a new study be undertaken which considers school traffic, in particular the effect of parents parking in Myoora Road to collect children and on the bus stop opposite the school. We also ask that traffic at the German School is also included as this area is frequently congested from school traffic.
4. The traffic study fails to mention the private hospital currently being constructed on Myoora Road. The effects of this cannot be ignored and must be evaluated.
5. Cooyong Road is partially residential. Any increases in traffic and noise will adversely impact residents in this area.
6. There are no adequate plans for traffic to enter Mona Vale heading South. This traffic will likely proceed through Terrey Hills, with a likely adverse impact on both Booralie and Myoora Roads. We ask that a detailed report be prepared as to how this traffic will exit the proposed site with minimal impact on local residents.
7. We do not believe the scale of this development proposal is in keeping with the local area. Whilst not opposed to any development, we feel the characteristics of the local should be maintained.

Regards

Paul Davenport

President, Terrey Hills Progress Association