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Sent: 29/10/2023 7:28:33 PM
To: DA Submission Mailbox
Subject: TRIMMED Online Submission

29/10/2023

MR richard smallwood
311 weemala RD
Sydney NSW 2084

RE: DA2023/1224 62 Myoora Road TERREY HILLS NSW 2084

I strongly object to the proposed development. The main reason is the unacceptable traffic impact on local roads.

Trucks and other vehicles accessing and leaving the site will pose a danger to pedestrians, other vehicles and horse riders.

The Equestrian bridle trail runs along Cooyong Rd which is one of the roads identified by the proposal to facilitate ingress and egress points on the development site.

Buses and trucks travelling along Myoora prove the roundabout at the intersection of Myoora Rd and Cooyong Rd is incapable of controlling that type of traffic. The addition of more traffic from the development, especially large trucks will exacerbate the situation.

Just because the site permits development of the kind proposed does not and should not lead the applicant to believe that consent will be given even with conditions.

The location of the site for proposed development particularly generating the traffic mentioned is UNSUITABLE.

The council has recognized that Cooyong Rd is a narrow road which has led to traffic control signage (in the form of "No Parking"), being erected.

The traffic study is totally inadequate as it was undertaken during days and times when there would be less traffic.

The development of the site for the amenities described is not objectionable. It is the generation of traffic to and from the site onto the Myoora and Cooyong Roads which should lead the Council to reject the proposal.

The proposal to have a formed footpath fails to understand the impact on horses and riders. A formed hard surface concrete path is unsuitable for horses to use or access the underpass under Mona Vale Rd en route to the Equestrian grounds at JJ Hills Reserve.

Trucks currently cannot negotiate the roundabout on Cnr Cooyong and Myoora St.

Trucks will not be able to negotiate that Cnr when turning left from Cooyong into Myoora Rd.

They will go over the centre line and traverse part of the roundabout.

Traffic will also be generated into the shopping area making an already congested area worse.