
Sent: 15/04/2020 8:20:03 AM
Subject: DA2020/0263 submission
Attachments: 2020 NBCouncil DA2020-0264 & DA2020-0263 57&59 Myoora Rd.pdf;

On behalf of Terrey Hills Progress Association, attached is a submission on DA2020/0263 for consideration during the assessment period.

Regards

Diana Pecar

Hon. Secretary

Terrey Hills Progress Assoc

9450 1237

TERREY HILLS PROGRESS ASSOCIATION

P.O. Box 267 TERREY HILLS 2084

President

Paul Davenport

Hon. Secretary

Diana Pecar

Mr Maxwell Duncan

Assessing Officer

Northern Beaches Council

council@northernbeaches.nsw.gov.au

13th April 2020

Dear Maxwell

Re: DA2020/0264 57 Myoora Road and DA2020/0263 59 Myoora Road, Terrey Hills

We wish to strongly object to the Development Applications for 57 and 59 Myoora Road, Terrey Hills submitted by Hardware & General.

First and foremost, we ask that these DAs be assessed in conjunction with each other as there is clear evidence that H&G will be using both sites as one business. Each of the DAs state "there will be some cross-over of access etc between the properties". Presumably this means that the fence which now divides the properties will be demolished? There is no explanation of what "etc" means in this context.

Our areas of concern with these two DAs include:

- The zoning for these blocks is IN2 Light Industrial. Retail is not a permitted use and there is clearly going to be retail business conducted on these two properties.
- The proposed hours of operation are excessive for a warehouse situation which only strengthens the fact that the business is indeed going to be retail.
- We strongly object to the proposed hours of operation due to the noise which will emanate from the business and the close proximity of residential homes. There is absolutely no need to open a business at 6am and close it at 6pm Monday to Friday or 7am to 4pm on Saturdays. This is totally non-compliant with the surrounding residential lots and their amenity.
- There has been no traffic study submitted. Myoora Road is a very busy narrow road with a major bus stop within approximately 30m from these sites. It is also directly opposite a road which will create issues of right-of-way and line of site issues with cars parked on Myoora Road (usually to access the bus routes which ALL travel along Myoora Road).
- There is only one footpath along Myoora Road and this is the west side. With extra vehicle and truck movements at the subject site, this will make it a very dangerous and unsafe footpath.
- The extra vehicle/truck movements will have a major impact on the school children and their families who use the footpath on Myoora Road to get to and from school. It will also affect all the residents who use this footpath to get to and from the bus stop and our local shopping precinct.
- NOISE – the noise which will be generated from reinforced steel being loaded and off-loaded on the site, as well as the other building material and plumbing supplies, will severely impact the amenity of the nearby residences, especially with the proposed operating hours they seek. This is entirely unsatisfactory.

Terrey Hills Progress Association, its members, and the general community wish that you take these comments into consideration when assessing the two DAs.

Regards

Diana Pecar

(Hon. Secretary)

thprogress@gmail.com.au

9450 1237 or 0401 359 580