
Sent: 18/08/2020 2:46:12 PM

Subject: Submissions - 57 and 59 Myoora Rd, Terrey Hills

Attachments: 2020 NBCouncil Amended DA2020-0263 and 0264 57 and 59 Myoora Rd.pdf;

Please find attached submissions from Terrey Hills Progress Association for 57 (DA2020/0264) and 59 (DA2020/0263) Myoora Road, Terrey Hills for consideration in conjunction with our letter dated 13th April 2020 previously submitted.

Regards

Diana Pecar

Hon. Secretary

Terrey Hills Progress Assoc

9450 1237

TERREY HILLS PROGRESS ASSOCIATION

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Mr Maxwell Duncan

Assessing Officer

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17th August 2020

Dear Maxwell

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

We continue to strongly object to the Development Applications for both 59 and 57 Myoora Road, Terrey Hills submitted by Hardware & General and all of the concerns expressed in our original letter are still applicable.

With the Amendments made in July 2020 and the inclusion of two Operational Plans of Management, an acoustic report from Pulse Acoustic Consultancy and a Traffic Report from Transport and Traffic Planning Associates, our further objections include:

- **Site Houses – Operating Hours:**

It is stated that staff will be on site from 6am till 6pm with the loading and unloading of trucks permitted for the first and last hour of each day. This is unacceptable to the community as it will affect the amenity of the adjacent residential homes with the noise, which will emit from the premises. This is acknowledged in the acoustic report with the provision for a 3.5m acoustic wall to be constructed on the northern boundary although we contend that noise bouncing off this wall and the residual noise from the site will have a major impact on all nearby residential homes.

There is no business in the light industrial zone of Tepko Road permitted to operate from 6am. If this development application is approved, we request that the hours permitted are 7am to 6pm Monday to Friday and Saturday 8am to 1pm which would be in line with other businesses in the light industrial area of Tepko Road. We also note that the PoM states "suppliers generally do not deliver on Saturdays". We contend that this is not correct and we also request a Condition that "No deliveries will take place on Saturdays".

We note that the applicant states that truck loading will be undertaken from 6am which we strongly object to (see paragraph above) and suggest that truck loading can be undertaken in the last hour of the working day.

- **Operational Management:**

Points 1, 3 and 4 all indicate that vehicles, trucks, forklifts etc should do or have certain things. This is not acceptable wording in a Plan of Management. We require the PoM to be amended to indicate that all vehicles etc will do what is proposed.

We also contend that the on-site manager and staff will not ensure that the management of vehicle movements is appropriate and as approved due to work pressures. How can the community be sure that the PoM will be adhered to?

The external racking around the sites will create an excess amount of noise due to the very nature of steel racking with loading and unloading goods. This will seriously affect the amenity of the neighbourhood and we request that this racking be put beside the building, not the outside fencing perimeter.

- **The Traffic Report** states that there are no vehicle and pedestrian hazards/risks in the vicinity of the site including the existing driveway. We totally reject this statement. Myoora is the only access road for the majority of parents in Terrey Hills to walk their children to the local primary school (Cnr Myoora and Cooyong Rds). This will create an extreme risk to every child and parent with large trucks entering and exiting both 57 and 59 Myoora Road. The hazard/risk to them as well as every other resident of Terrey Hills is not an option for the community.

Myoora Road is used by each and every bus which travels along Mona Vale Road and there is already a major problem with huge traffic numbers on Myoora Road in the morning and afternoon peak times due to the narrowness of the road and having vehicles parked on both sides throughout the day. Extra large vehicle usage will be detrimental to the flow of traffic along Myoora Road which has not been covered in the traffic report.

We also require that all deliveries and refuse removal by private waste contractors be conducted between 7am and 5pm Monday to Friday only due to the adverse noise considerations and for the amenity of the residential neighbourhood.

- **59 Myoora Road** will provide for the sale of hardware and building equipment to the local community and building industry through sales either by account or through on-site purchase. This is to be a retail operation which could conceivably see dozens of cars trying to access the site each hour of the day. This would have a severe impact on traffic in and around Myoora Road and will seriously affect the local residential houses adjacent to this site.
- **57 Myoora Road** will provide for the storage and distribution of building and hardware products and where "No retail sales of materials will be carried out from the site". We contend that if a customer attends 57 Myoora Road without having first paid for goods, they will just be sent next door to 59 Myoora to pay for their goods. Therefore this will also become a retail site by default.

We trust that these issues as well as all the concerns noted in our original letter dated 13th April 2020 are taken into consideration when assessing the two DAs.

Regards

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