
Sent: 12/08/2020 9:52:22 AM

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

Assessing Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Maxwell,

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

First and foremost, I 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". Does this mean that the fence which now divides the properties will be demolished? Also, there is not an explanation of what "etc" means in this context.

Terrey Hills is a village with two roads for egress and exit, namely Booralie Road and Myoora Road, both of which are busy, at times heavily congested and the following comments address my concerns.

- * 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.

- * I 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 sight 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 on the west side. With extra vehicle and truck movements at the subject sites, 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 to get to and from school. It will also affect all of the residents who use this footpath to get to and from the bus stop and our local shopping precinct.

- * NOISE - the noise that 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 that 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,

Rosemary Brinkworth

Sent from my iPad