
Sent: 13/08/2020 6:52:12 PM
Subject: Online Submission

13/08/2020

MR Roger Andrews
18 Currong CT
Terrey Hills NSW 2084
anatech@optusnet.com.au

RE: DA2020/0263 - 59 Myoora Road TERREY HILLS NSW 2084

DA 2020/0263 for 59 Myoora Rd, Terrey Hills - OBJECTION

ACTIVITY LOCATION

The previous occupants of this building generated negligible traffic due to the nature of producing large leisure boat hulls and superstructures over long durations. The proposal is to provide for constant arrival and departure of tradespersons and home maintenance vehicles (presumably over 6 days of the week), in addition to the larger bulk delivery of building construction steel, bagged concrete and other heavy material. While such activities in themselves are common to most suburbs, they are generally found on the outskirts of housing estates in specially planned light industrial area, and especially not in the central business district. Already such facilities exist in the Austlink Industrial Complex at Belrose (i.e. Bunning), which was located by Warringah Council, specifically away from Terrey Hill CBD and schools. Tepko Rd is 13m wide to accommodate traffic typical of the proposed building use. However, Myoora Rd is not.

TRAFFIC

Although a recent traffic study has been undertaken, results of this study would be very suspect due to the COVID19 epidemic forcing a substantial slow-down in the volume of local commercial traffic, particularly the building trades. Trusting that current conditions return to the normal of 2019, increases in traffic will be very similar to the chaotic situation in Winbourne Rd Brookvale. There, a similar development with high vehicle turnover exists, except the subject site will be worse due to Myoora Rd being used as the main travel route for school children, and vehicles exiting into Booralie Rd and thence into Mona-Vale Rd.

Already there are existing and approved developments along Myoora Rd which will dramatically increase traffic along this main thoroughfare. These include (but not limited to) the following:

- Warringah Crane and Transport heavy vehicle, low loader and container movements (40k school zone),
- All truck Mechanics Heavy vehicle servicing centre (40k school zone),
- Terry Hills Swimming School (40k school zone),
- Forest Coach Lines bus depot,
- German School (40k school zone),
- Miramare Gardens function centre (40k school zone),
- Gills Flower Market and rural shopping complex main exit-way (40k school zone),
- Terrey Hills Public School (40k school zone),
- New 80-bed hospital (40k school zone), adjacent to the existing German School (with sufficient space to double in size in the future).

Existing Traffic Issues around Myoora Rd.

1. Bus stops are located opposite each other on Myoora Rd, some 30m east of the site.

2. Myoora Rd is 11.4m wide at the site frontage, but narrows considerably to 10.1m west of Cooyong Rd and only 7.9m at the Wombat crossing at the German School. This results in the following problems:

* Vehicles travelling east of west along Myoora Rd are severely slowed to a stop at the road narrowing points between Cooyong Rd and the German School and,

** West-bound traffic tends to travel east to use the Booralie Rd exit, as there is a no-right-turn provision at Mona-vale Rd, and nil traffic control at Aumuna Rd.

3. Vehicle are parked along Myoora Rd at this site most of the day to service the bus stop near Booralie Rd. This is the major bus stop in Terrey Hills for local and city commuting.

4. School children walk along this road in bulk a peak school open / close times to use the pedestrian crossing in Booralie Rd.

5. Turning from Wanari Rd into Myoora Rd is difficult due to existing site distance issues,

6. Traffic travelling along Myoora Rd consistently has to stop to allow buses to pass between vehicle parked both sides of the roadway,

7. At times, long lines of buses are parked east of the bus depot on Myoora Rd causing west-bound traffic to move across the centreline and into the path of on-coming vehicles.

TEPKO ROAD ACCESS

At first glance, there may have been an option to access the site from Tepko Rd via the 14m wide laneway serving the many small units abutting the north and east faces of the building. However, it is assumed these are off limits, as there is no other access available to service the 11 separate light industrial factory units, nor provide parking and loading facilities.

IN SUMMARY

This project SHOULD NOT BE APPROVED for the following reasons :-

1. Myoora Rd is already overloaded for its existing and future uses due to past poor planning of the Terrey Hills road system, and further significant traffic movements would pose a threat to the safety of all road users.

2. Should the proposal be approved, safety of bus users, pedestrians (especially young school students) and vehicles travelling Myoora would be jeopardised at various times of day due to inadequate local road widths necessary for the types of vehicle movements generated by the by this proposal.

3. The road layout in proximity of this site is not conducive to safe turning of large numbers of laden private and construction vehicles entering Myoora Rd.

4. Although the Tepko Rd Industrial Area was designed to suit the proposed use, there is no practical way of accessing this road from the site.

5. Most exit traffic will be via the already-crowded Booralie Rd and its intersection with Mona Vale Rd.

6. There are two light industrial areas in close proximity, planned to suit the proposed development. Austlink Industrial Complex and Tepko Road Light Industrial Area should be investigated as alternative locations.

Submission by:

Roger Andrews
18 Currong Circuit,
Terrey Hills, 2084
(Ph: 0414385567