

14 Bindook Crescent
Terrey Hills 2084
14.4.20

Application No: DA2020/0263

Address: Lot 4 DP 547022, 59 Myoora Road TERREY HILLS

To the Planner – Maxwell Duncan

From Mrs Georgie Spinks and Mr John Spinks

I wish to object to the above development, for the reasons given below:

It will have a detrimental effect on the adjacent residential properties in respect of access, traffic noise, safety and hours of use and impact on existing users of this major road into and out of Terrey Hills. Also I ask the question - Has a Traffic Assessment plan been submitted. ?

I refer to Item 6.9 in the Statement of Environmental Effect - Public Interest with which I disagree as it certainly will have significant impact on amenity of adjoining allotments in conflict with DCP provisions and also have an impact on residential properties on of Myoora Rd and Bindook Crescent.

It will also interfere with public transport.

I also refer to Warringah DCP Part C C2 Vehicular Access. This proposal does not appear to meet any of these provisions. .

I have serious safety concerns for 11 metre trucks entering and exiting onto Myoora Rd., then via Booralie Rd or Forest Way. The already busy village shops in Booralie Rd would be severely affected by this increase in heavy traffic both from congestion safety and noise aspects. Car parking on the site will also impede turning of large trucks and be inadequate for the proposed use.

The hours of use being 12 hrs x 5 days a week and 7hrs on Saturdays are unreasonable and not compatible with the character of the area which is primarily residential. Winbourne Rd Brookvale is an example of how busy this activity can become. Winbourne Rd is not integrated with residential users.

There are mostly private houses at this end of Myoora Rd. No 53 has a some small commercial units where road access to the units is via the rear from Tepko Rd. It appears that No's 55, 57 and 59 Myoora Rd are the only blocks in the Tepko Rd development (which is otherwise fit for purpose) which have vehicle access onto Myoora Rd. This is not appropriate for regular use due to the high traffic volume and local use.

Safety is a major concern when this end of Myoora Rd already sees heavy use by buses, No's 270, 271, 196, 197, L70 and 284. Also 2 bus stops, children walking to school, pedestrians, cyclists and parking for people accessing city buses plus the local residential village use. The street is normally full of parked cars on a week day from very early. **This proposed activity will interfere with public transport.**

Light industrial classification and the 'distribution of building supplies' confirms that there will be access by the general public as well as tradesmen, this is clearly inconsistent with the Warringah LEP requirement for a warehouse facility, adding to the access and on site traffic, safety and parking problems. It does not achieve environmental and socially sustainable development for the community.

Yours faithfully

G and J Spinks