
Sent: 9/08/2020 10:50:40 AM
Subject: DA/2020/263 and DA/2020/0264
Attachments: Council No 2 re 57 and 59 Myoora Rd..docx;

To Maxwell Duncan/ Planner

I attach a submission to Council in regard to the amended plans for proposed development of 57 and 59 Myoora Road Terrey Hills 2084.

Please consider this together with my letter dated 14th April 2020

Many thanks
Georgie Spinks
0402 399 268

Application No DA2020/0263

Application No DA2020/0264

Address: 57 and 59 Myoora Road, Terrey Hills

9th August 2020

To the Planner – Maxwell Duncan

I refer to my letter of 14.4.20 stating objections re the proposed development in Myoora Rd Terrey Hills by Hardware and General. I now wish to add the following comments in view of the amended proposal. These comments apply to the whole site at both 57 and 59 Myoora Road as per above Applications.

1. The new proposal includes a vast amount of detail consultancy reports in excess of 70 pages which now heighten my concerns about the type and number of vehicles accessing the site. If these reports were applicable to an industrial zone they would be entirely appropriate however this is urban residential and the impact and noise will be high.
2. Unlike the first application it now indicates that the site will be used as a retail outlet and that there will be high volume of customers attending plus the delivery trucks. ie. the change of use has now been amended to 'Storage and Sale of items'.
3. In view of the constant flow in and out of deliveries and collection and loading in close proximity to the urban residential area, it will be impossible to mitigate the noise of this activity. This is acknowledged by the acoustic report which requires a 3.5m wall on the north boundary. There is no such option for the houses facing the sites on Myoora Road and into Bindook Crescent.
4. The noise guide for industry indicates a maximum dB level close to bedrooms and the acoustic report shows that these noise limits are expected to 'marginal' at least.
5. Who will monitor these sound levels and limitations?
6. The new plans now indicate that the storage racks have now extended to three boundary fences. This was not previously permitted on this site.
7. The 15 minute time spaces between delivery trucks is not realistic and queuing will occur in Myoora Rd. I have photographs taken yesterday showing that all parking spaces are often full during the day in front of the site. This is also the case when normal work activities resume post Covid and cars are parked all day by people catching buses.
8. The comparison with Brookvale where parking is an issue (from personal experience) suggests that surrounding streets will be used for overflow parking adding to the dangers for residents.
9. The Traffic Report dated 25.5.20 states driveway must ensure enter and exit in a forward direction in accordance with DCP requirements and yet the plan submitted clearly shows a truck line of reversing into the site.

I look forward to hearing your response to these concerns

Regards

G and J Spinks