
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 31/05/2022 8:32:41 AM
To: DA Submission Mailbox
Subject: Online Submission

31/05/2022

RE: DA2022/0456 - 62 Myoora Road TERREY HILLS NSW 2084

STRICTLY PRIVATE - NO NAME OR ADDRESS

I have serious concerns about traffic and safety issues with this Development Application that need to be taken into consideration before any approval or further work is undertaken.

The Traffic Report is misleading as it uses Milperra as the basis of development and considerations. Milperra is NOT the Northern Beaches and all references to Milperra should not be considered. The Report also completed a traffic count on a Thursday afternoon 4-8pm and on a Saturday which shows that the applicant actually has no idea of the dynamics of Terrey Hills as our main traffic gridlock times on a week day are school drop off and pick up, i.e. 2.30 to 4.30pm. The Report also does not consider the many dozens of cyclists who use Myoora Road, mainly on a weekend. The count should have been undertaken more extensively rather than on two days. Does it consider the cumulative effect of more trucks on our local streets?

Cooyong Road is a local street which has a 3-tonne limit (which has failed to be advised in the Traffic Report) due to this being part of a bridal trail access for horse riders and cyclists to safely access the tunnel under Mona Vale Road.

Myoora Road is currently at capacity at various times of the day and is set to become even more impacted when the new private hospital is in operation. In the event of a catastrophic fire in our region, Myoora Road will be the only street available for all residents from Terrey Hills and Duffys Forest as RFS has already advised that they will shut down Booralie Rd for their own safety. The road has parking on both sides, one lane each way and is used by every bus heading east and west including all private school buses. There is no room currently for the two lanes to operate is a bus or truck is coming in the opposite direction. Putting more traffic onto this road is unacceptable to the community.

The applicant seeks to have an entry and exit point on Myoora Road for very large semi-trailers up to 19m in length, right beside a bus stop and opposite the primary school. This is totally unacceptable in a school zone and the safety of our children and their parents is a primary reason why this access should not be permitted.

All traffic (vehicle and trucks) MUST BE TO AND FROM MONA VALE ROAD and the applicant needs to reconsider and assess their strategy and provide a lane off Mona Vale Road to accommodate vehicles and trucks slowing down to enter the site.

The hours of operation proposed are 7am to 7pm seven days a week September to May and may reduce June to August to 7am to 5.30pm.

These hours are not conducive for the surrounding residents to be able to maintain their amenity and enjoyment of living in Terrey Hills. Nobody needs a nursery to be open until 7pm on any day of the week. Sunday trading must cease by 5pm, again for the amenity of surrounding residents.

With regard to the tenancies, this land is RU4 Primary Production Small Lots with a concession for a plant nursery on the site. As this business is currently operating a retail homewares business as well as a café, outside the permitted uses or possibly the original DA approval, I am opposed to more retail shops on this site, particularly the fruit shop and pet shop which are totally inappropriate for this site.

I trust that all these issues and concerns as well as those of every other submission are taken into account and that the application is refused unless the applicant removes the entry/exit point in Myoora Road. Safety of residents and children MUST be a primary consideration for all concerned.