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17/11/2024

MR David Harris
313 Weemala RD
Duffys Forest NSW 2084
[REDACTED]

RE: DA2024/1362 - 40 Myoora Road TERREY HILLS NSW 2084

This submission is from the Executive Committee, Duffys Forest Residents Association.

Duffys Forest Residents Association Inc
P.O. Box 567, TERREY HILLS 2084

17/11/24

Dear Ms Young,

Re DA2024/1362, HOSPITALITY VENUE COMPRISING THREE RESTAURANTS AND ANCILLARY SUPPORTING USES @ 40 MYOORA ROAD, TERREY HILLS

In principle DFRA has no objection to the Boathouse hospitality venue and acknowledges the many benefits to the community including employment opportunities and a significant improvement to landscaping on the site.

However, while acknowledging the potential benefits to the local community we have several concerns which we believe should be resolved before the benefits of the proposal would outweigh its negative impacts.

1. Traffic on Myoora Rd.

The estimated 135 vehicle movements per hour via Myoora Rd are misleading and based on the applicant's assumption that the average length of stay for patrons is 4.4 hours. This length of stay is unlikely unless at one of the proposed private functions such as a wedding or birthday celebration. Length of stay adjusted to a more realistic estimate would significantly increase vehicle movements per hour.

This will substantially compound the existing traffic nightmare on Myoora Rd. With only two main access routes to and from Terrey Hills and Duffys Forest, one being Myoora Rd, this creates an unsafe traffic quagmire which is unacceptable to the community.

The modelling undertaken for the Traffic Report is superficial and demonstrates that the Aumuna/ Mona Vale Road intersection is already operating poorly, yet provides no measures to ameliorate the intensification at this intersection. It would be an unreasonable financial impost to expect that the Boathouse group fund traffic lights at this intersection, thus we urge Council to lobby TfNSW to reduce the speed limit on this stretch of Mona Vale Road to 70kph

to allow safe ingress and egress for the site and close off access via Myoora Road.

Mona Vale Road access is currently inconsistent among existing businesses along this stretch of the road, with some, including a child care centre and Hills Flower Market, using Mona Vale Road for both ingress and egress. The current speed limit of 80kph is unsafe for these existing businesses.

We are pleased that the Boathouse developer has publicly stated at a community meeting that he would amend his plans to use Mona Vale Road for ingress and egress if able to obtain consent from TfNSW. DFRA fully supports a reduction in speed limit on Mona Vale Road between Forestway Fresh and Flower Power to allow all these businesses to have safe access.

2018 surveys of Terrey Hills Tavern, which is on Aumuna Road, should be given no weight as they are not representative of traffic and parking derived from a Boathouse hospitality centre. The clientele of Terrey Hills Tavern is likely to be quite distinct from that of a Boathouse hospitality venue which will attract patrons from well beyond the immediate vicinity.

The minibus is welcomed, however it appears to operate only on Friday and Saturday evening and is unlikely to be used for patrons beyond Terrey Hills/Duffys Forest. The Boathouse with its capacity of 800 people will capture clientele from well beyond the immediate vicinity thus the mini bus, although welcomed, is unlikely to ameliorate car use. Furthermore, its use in perpetuity would likely be an unenforceable condition.

2. Parking.

With an estimated 800 patrons at any one time, the onsite parking is deficient. 40 of these 223 parking spaces would be required for staff, thus undercover parking for patrons would be reduced to 183 spaces.

Furthermore we question how a shortfall of 91 car spaces could be considered nominal when, based on the current status of Myoora Road, there would be no where for these additional 91 cars to park.

We welcome Council permitting overflow car parking on areas included in the required 60% landscaped area, however once completed it seems unlikely that the owner would encourage the use of the landscaped grassy area shown in the photo montage for overflow parking. DFRA submits that this would be another unenforceable condition.

3. Noise

The noise coming from existing developments along Myoora Road is already such that the amenity of residents along Myoora and Larool Roads is substantially impacted. The DA proposes outdoor amplified music performances 7 days per week and additional music inside restaurants 1 & 2 during private functions. Council must be able to satisfy those residents potentially affected that this development will not add to the existing noise. A trial period of 12 months with real time acoustic monitoring at the most affected properties could be adopted and might possibly satisfy those residents.

4. Emergency egress

Duffys Forest and Terrey Hills are bushfire-prone with only two main local roads with traffic lights providing safe egress for vehicles. Given the large number of horse owners in this locality, this is especially pertinent for vehicles with horse floats. It is absolutely essential that there be safe and efficient egress in the case of bushfires.

5. Cumulative impact of development on the locality

As the consent authority, Council has a responsibility to undertake strategic modelling and mitigation measures for the entire Myoora Road precinct to capture all other traffic-generating developments to ensure that developments are not considered in isolation.

DFRA supports the proposal, but only if the concerns outlined above can be addressed. This should include

1. all access to and from the site being via Mona Vale Road;
2. Council varying DCP requirements for site coverage to allow sufficient additional parking at the basement level;
3. a trial period of acoustic monitoring during operation at the most affected residential properties.

Executive Committee DFRA