
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/11/2024 6:04:53 PM
To: DA Submission Mailbox
Subject: Online Submission

17/11/2024

MRS Julie Tayles
- 2 Larool RD
Terrey Hills NSW 2084
[REDACTED]

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

I am supportive of the DA at 40 Myoora Road, but not in its current form, given the issues this raises with regard to

- a) noise, and the quiet enjoyment of the properties of the adjacent residents, given the proposal for amplified music OUTDOORS, as well as
- b) the further problems this will cause to an already stressed traffic infrastructure, particularly along Myoora Road and the adjacent streets.

The proposed development intends to play amplified music outdoors, every day until 10pm. We already have disturbing noise issues with loud music, including symbols and drums at some of the wedding events, emanating from the Miramare Gardens facility - particularly when the regulations are flouted and the doors and windows are open.

So, I would support music, as long as it is properly contained INSIDE the venues proposed, with adequate double glazing to prevent leakage of this music to the adjacent residential areas. The developer has stated (at the TH Progress Association meeting of 13-Nov-24) that the restaurant(s) may be rented out in its(their) entirety for celebrations, which implies that, should it be a wedding or a 21st Birthday party, any outdoor celebrations and music will tend to be of a loud nature. Hence my objection to any form of acoustic outdoor music in any form, as I know from experience how this travels to the neighbouring residential area.

It is worth noting that the zoning (RU4+) for 40 Myoora and adjacent area is 'LOW INTENSITY', and people are attracted to this area, and have lived here for decades, precisely because of the peaceful environment and existence with nature, that this area offers. We have lived in our residence for close to 20 years.

On the issue of traffic congestion, despite the DA at 40 Myoora proposing an 'overflow' parking plan, it is clear that this requires at least 500 sq metres of additional land, and I think it is very unlikely, given the unbuilt part of the block if going to be soft landscaped with 8000 plants, including trees, that management are going to give this over to an overflow car park, as opposed to leaving it for the enjoyment of their 796 (at capacity) patrons. This surplus of cars would naturally spill out onto the adjacent street, causing further congestion in Myoora road and the surrounding streets.

We already experience the impact of this directly, with many more cars and even buses using Larool Road as a way around the congestion in the Myoora Road. Larool Road is now full of potholes, which are regularly and temporarily repaired in an ongoing cycle of waste, when the

road needs upgrading to accommodate this heavier traffic usage. Additionally, the increased traffic, which often doesn't respect the 50km hr speed limit, is a danger to pedestrians (particularly the school children who walk along it to the two adjacent schools), given their is no foot path, as well as horse riders who regularly use Larool Road to access the bush trails in Terrey Hills.

I wonder why the council would consider such an additional huge impost on the traffic flowing in and out of this area, when it is already stretched to breaking point. This is particularly so at peak traffic times, when buses and cars are ferrying students to and from the various schools in Terrey Hills and Duffys Forest, or when there is a function at Miramare Gardens, or when traffic is exiting The Palms onto Myoora Road, and parking in the few designated spaces available on Myoora Road. Come December, traffic entering and exiting the Wyvern Hospital in Myoora Road will add to this congestion.

Given the proposed higher density housing in Ingleside was knocked back by council a couple of years ago, on the basis of the risks to the community in the event of a bush fire, with everyone attempting to flee onto the Mona Vale road at the same time, I am surprised that the council would consider, in isolation, the impact of an additional 796 people attempting to exit onto the Mona Vale road in the event of a bushfire evacuation of Terrey Hills/Duffys Forest.

Traffic regularly backs up at the traffic lights junction of Mona Vale Road with McCarrs Creek Road, both back into Terrey hills to the shops, and also on the Mona Vale Road back to Flower Power (junction with Cooyong and MV Road). So I shudder to think of the consequences in the event of a bush fire evacuation from Terrey Hills/Duffys Forest, given the number of horses that would also need to be evacuated.

So, these issues can no longer be ignored and need to be addressed in terms of the cumulative impact on the traffic flow and parking capacity of projects being approved in total - not in isolation as they appear to have been done to date, as does the continued quiet enjoyment of residents with respect to noise in this RU4+ zoned area.