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Sent: 18/07/2023 1:41:17 PM
To: DA Submission Mailbox
Subject: Online Submission

18/07/2023

MR Paul Davenport
48 Cooyong RD
Terrey Hills NSW 2084

RE: DA2023/0803 - 287 Mona Vale Road TERREY HILLS NSW 2084

Terrey Hills Progress Association notes the current development application for 287 Mona Vale Road, Terrey Hills.

Whilst not being opposed to any upgrade, we ask that any development is in keeping with the local area and does not have a negative impact on local residents. We ask that the following points be noted.

1. We request that the traffic report be reviewed and resubmitted. In particular, the report ignores both the impact of traffic volumes which will come from the new private hospital once this is completed in 2024, and the changes which may arise from Councils proposed parking plan for Myoora Road. We are also aware that the hospital may have insufficient parking once completed meaning there may be increases on street parking in this area. As noted, Myoora Road has a 50 km speed limit and is not designed to accommodate large traffic volumes. Buses frequently use this road and adding additional large vehicles has the potential for significant disruption. There are several schools in this immediate area and we note the impact the impact that increased traffic volumes may have on them.
2. Along Myoora Road, local residents have been subject to considerable inconvenience during construction of the new hospital. We ask that if the development application proceeds, that consideration is given to developing an appropriate traffic plan that avoids using Myoora Road during construction and that other more appropriate road are used which do not impact local residents. We do not wish to see further disruption to traffic on Myoora Road once the hospital is complete.
3. We ask that further work be carried out to minimise the impact of noise on local residents given that both the Terrey Hills Tavern and Miramare Gardens function centre are in close proximity to the area.

Paul Davenport
President
Terrey Hills Progress Association