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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 18/11/2024 1:55:50 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

18/11/2024

MR Paul Davenport  
48 Cooyong RD  
Terrey Hills NSW 2084  
[REDACTED]

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

DA 2024/1362 - 40 Myoora Road, Terrey Hills

Dear Ms Young,

Terrey Hills Progress Association would like to submit the following comments around the above development application in Terrey Hills.

This application was discussed in detail with our members and guests at our November General meeting held on 13th November 2024.

We note that in the local community a significant number of people are supportive of this application, a point also raised by some of our members and guests who indicated in principle support of the concept. Those in support have indicated that this application may be a positive addition to dining options in Terrey Hills for both residents and visitors.

A significant number of members also raised areas of concern, particularly around noise and traffic, which should be addressed prior to any final determination.

#### Noise

Along Myoora Road, there are several private residences in close proximity to this site. These would likely be subject to increased noise levels for a significant part of the day. This is compounded by the site being very close to both Terrey Hills Tavern and Miramare Gardens, and it could be expected to have a potentially adverse impact on residents in this area, particularly if weddings and other functions are permitted at these locations. We believe that outdoor music should not be permitted, with a condition included in the application that all music and acoustics be contained within the indoor areas. Also, Council environmental health has stated that the site is zoned as RU4 and live outdoor music is not in keeping with this RU4 classification.

#### Traffic

The site is proposed to have 297 car spaces and cater for a maximum of 794 patrons together with 40 staff on site. Excluding staff, this would imply an average of approximately three people per vehicle which we would not consider to be a reasonable assumption. Given the location of the site, it appears unlikely that many patrons would use public transport when visiting. Myoora Road also has limited street parking in that area to adequately handle any overflow traffic. We ask for strong consideration to be given to increasing the number of onsite

parking spaces. The road is also used by several public and school bus routes and will face increased truck movements (day and night) resulting from other development applications already approved along that road.

The traffic impact report uses data from a 2017 study - we ask that more recent and up to date data be provided to more accurately reflect current traffic movements. Given the number of schools in the Terrey Hills area, we do not agree with the times selected for the traffic study. We believe peak hour traffic in Terrey Hills more closely aligns with school opening/closing times and we ask that these times also be included in the traffic report.

As with other development applications along Myoora Road, the traffic impact report only measures traffic flows at two intersections being Aumuna/Myoora Roads and Aumuna/Mona Vale Road. We note the forecast traffic impact of an additional 135 vehicles per hour and the implication that this traffic would likely be disbursed on other local roads. However, no data or plan is provided to assess the impact on other local roads. Terrey Hills has limited road access in and out of the suburb, particularly for vehicles headed towards Frenchs Forest, Belrose or St Ives. For these vehicles, there are only three traffic options, one of which requires vehicles to cross Mona Vale Road in an 80 km/hr speed zone. The only other two options at Booralie/Mona Vale Road and Myoora/Mona Vale Road are controlled by traffic lights which, without changes in the phasing of the traffic lights, will extend traffic waiting times for both residents and visitors. We also expect increased traffic volumes on Mona Vale Road from visitors to the other new developments along Myoora Road, which again have not been included in the traffic study and we ask that these be supplied and taken into consideration.

Currently there are four other developments along Myoora Road, either completed, approved or proposed. These are located at

1. 33A Myoora Road - Wyvern Heath Private Hospital
2. 287 Mona Vale Road - Hills Market Place
3. 60 Myoora Road - Flowerpower
4. 327 Mona Vale Road - The Palms Restaurant

Council have confirmed that no cumulative traffic impact has been carried out to determine the impact on traffic from these developments, both during construction and upon completion. As with other development applications, we consider this to be a significant omission, particularly given the very limited scope to make changes/alterations to Myoora Road should traffic impacts prove to be severe and the road unable to handle the increased traffic volumes. Prior to any determination, we ask that a complete traffic study be carried out to determine the ability of Myoora Road to safely handle the increased traffic volumes. This study must include the impact on other roads in the area, particularly Larool Road and Aumuna Road, which may be used to avoid Myoora Road.

We understand that the applicant is willing to consider access from Mona Vale Road if permitted by Transport for NSW, a view that we would support. If that access is denied, we do need agree that the solution is for all traffic to use Myoora Road, given the absence of any traffic forecasting on the ability of Myoora Road to handle the increased volumes. Transport for NSW have also indicated in their submission that there are potential problems around the Aumuna/Mona Vale Road intersection in adding additional traffic to that intersection which highlights the potential issues around that area.

Yours Sincerely

Paul Davenport  
President  
Terrey Hills Progress Association