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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 2/05/2025 9:56:42 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

02/05/2025

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

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

DA2024/1362 - 40 Myoora Road, Terrey Hills

The Terrey Hills Progress Association would like to make the following submission for the above development application. This should be added to our previous submission made on 18th November 2024.

We acknowledge that many submissions on this have supported the proposal. Our concerns and comments below address the specific areas of concern to us.

**Noise**

There are several residents living in proximity to the proposed site. The application is proposing outdoor amplified music during the day and the evening which has the potential to disturb local residents. We know that a precedent has been set with residents having been disturbed by other functions held in the area, particularly at Miramare Gardens. Further developments will only result in increased noise levels.

We feel that any noise from RU4 zoned land should be kept to a minimum and ask that this be given appropriate consideration.

Council must ensure they are satisfied that residents will not be subject to undue noise from the application.

**Traffic**

Our concerns regarding traffic are around the impact on the local road network from this development. We note that the amended submission reduces the maximum number of patrons allowed to 594 whilst reducing the number of available parking spaces to 198.

Specifically, we make the following observations.

1. We cannot see what parking arrangements have been made for staff and whether the 198 spaces include staff parking. We ask that these details be provided, noting the very limited off roading parking in the area.
2. The amended traffic report states 'it is evident there is no change to the level of service of any of the key intersections assessed as a result of the proposed development and no noticeable adverse changes to average delays'. With an increase of 70 vehicle movements

per hour we believe there will be some consequences and impact on the road network. Of concern is the impact on other local roads in Terrey Hills in the absence of any detailed study on the limited entry/exit points to/from the suburb.

3. We do not see how the points raised by Transport for NSW on 14th November 2024 around the Aumuna Road/Mona Vale intersection have been addressed and resolved. We note the written response made by the applicant but no changes to this intersection are proposed to alleviate TFNSW concerns.

4. There is a proposed green travel plan mentioned in the traffic report but no details have been supplied. We ask that details of this service be provided to allow the impact of this service to be assessed.

5. In line with the Hills Market development application, we ask that service vehicles exiting the site are restricted to left turns only. This will ensure that heavy vehicles are not passing through residential streets further along Myoora Road and into Booralie and Cooyong Roads. Consideration should also be given to requiring service vehicles to use Myoora Road when entering the site in a manner which avoids residential areas.

Several other development applications along Myoora Road have been submitted and approved in recent years. Construction at the Flowerpower site and the Hills Market Place has yet to commence. In the absence of a cumulative traffic impact study of Myoora Road, there could be unintended consequences for traffic flows, and we ask that the total impact on traffic from these sites, together with this application, are considered noting the limitations on making any upgrades to this Myoora Road.

Your Sincerely

Paul Davenport  
President