
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

18/11/2024

MS Leanne Maskell
- 35 Myoora RD
NSW 2084

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

Submission Opposing Development Application: 2024/1362- 40 Myoora Rd, Terrey Hills, NSW
To: Northern Beaches Council
Date: 16.11.24

Dear Sir/Madam,

As a resident of Mroora Rd Terrey Hills, I am writing to formally oppose the Development Application: 2024/1362 - 40 Myoora Rd, Terrey Hills, NSW due to serious concerns regarding the safety of all road users and the potential for increased disturbances to local residents. Specifically, I am concerned about the likely negative impact of the proposed development in relation to:

1. Increased Traffic and Road Safety Risks for Pedestrians, Cyclists, Horse Riders, and Motorists

2. Loud Music and Alcohol-Related Issues

3. Evacuation Concerns in the Event of Fire

1. Increased Traffic and Road Safety Risks

Myoora Rd is a narrow, winding road that is not designed to accommodate a significant increase in traffic. The proposed development would likely generate additional vehicle movement, further congesting an already busy area. This is particularly concerning as Myoora Rd is often used by pedestrians, cyclists, and horse riders. The potential increase in traffic flow, combined with the limited road space, would significantly raise the risk of accidents involving all road users, especially when visibility is poor in certain areas of the road. The extra vehicles, particularly large trucks or delivery vehicles, could cause delays, increase congestion, and exacerbate an already hazardous situation.

2. Loud Music and Alcohol-Related Problems

One of the primary concerns with this development is the potential for it to lead to noise and alcohol-related disturbances in the local area. Given the semi-rural nature of Terrey Hills, residents highly value the peace and quiet that characterises the neighbourhood. A development that encourages large gatherings or events, particularly those involving loud music or alcohol consumption, would significantly disrupt the tranquility of the area. Loud music and associated noise pollution can be particularly disturbing, affecting the well-being of residents who enjoy the area for its rural atmosphere. Furthermore, the potential for increased alcohol consumption and related anti-social behaviour, such as public intoxication or noise disturbances late at night, could negatively impact the quality of life for the surrounding community. The local area, with its proximity to outdoor recreation and family-friendly environments, is ill-suited to a development that might foster these types of disruptions.

3. Lack of Infrastructure for Pedestrians, Cyclists, and Horse Riders

Currently, some parts of Myoora Rd lack sufficient infrastructure for the safe passage of

pedestrians, cyclists, and horse riders. The road has limited dedicated bike lanes, forcing non-motorised road users to share the road with vehicles. Given that the area is popular with cyclists and horse riders, as well as families walking or jogging, the additional traffic generated by this development would create a far more dangerous environment for them.

4. Risk to Horse Riders

The area around Myoora Rd is frequently used by local equestrian groups, with horse riders regularly travelling along the road. The introduction of more traffic, particularly from large construction vehicles or delivery trucks related to the development, could pose a serious safety risk to these riders. Horses can easily be spooked by sudden or loud noises, especially in areas with limited visibility, which could lead to dangerous situations for both riders and motorists.

5. Concern for Local Community and Environment

This development could have a detrimental impact on the local community, which is made up of families, retirees, and outdoor enthusiasts. The area is home to recreational spaces that are heavily used by the public, including walking, cycling, and horseback riding. An increase in traffic and noise, as well as the potential for alcohol-related disturbances, would not only detract from the rural charm of the area but also pose a serious risk to the safety and well-being of its residents.

6. Evacuation Concerns in the Event of Fire

Myoora Rd is the main route for evacuating residents and animals in the event of a fire or other emergency. The area is prone to bushfire risk, and in such an event, it is critical that roads remain clear for rapid evacuation. The additional traffic generated by the proposed development could obstruct this vital evacuation route, delaying escape for residents and their animals and hindering emergency services access. With the potential increase in population and vehicles, there is a serious risk that Myoora Rd could become gridlocked during a fire emergency, placing residents, visitors, and animals in grave danger.

Conclusion

I urge the Council to oppose this development application. The proposed development would pose significant risks to road safety, local residents' well-being, and the character of the neighbourhood. The current infrastructure is inadequate to support the additional traffic, and the potential for noise and alcohol-related disturbances would negatively impact the local community. Furthermore, the additional strain on Myoora Rd could jeopardise the safety of residents in the event of an emergency, particularly during bushfire season, when timely evacuation is crucial. I trust the Council will carefully consider these concerns and act in the best interests of the safety and quality of life for all residents of the area.

Thank you for considering my submission. I look forward to your response.

Yours sincerely,

Leanne Maskell

35 Myoora Rd, Terrey Hills

