
From: Robert Pelletier
Sent: 15/11/2024 9:48:21 AM
To: Council Northernbeaches Mailbox
Cc: Fr Satheesh Antony; Stephen Newton; John Favaloro; Annette Spooner; Anne Lanyon; Frank Fitzpatrick
Subject: Submission re proposed redevelopment of 40 Myoora Road, Terrey Hills – DA2024/1362
Attachments: 241115_St Anthony in the Field Catholic Community submission.pdf;

Dear Northern Beaches Council,

Please see the attached submission made by the community of St Anthony in the Fields (46 Myoora Road) in relation to the development of 40 Myoora Road, Terrey Hills.

Please acknowledge receipt.

Kind regards

Robert Pelletier
St Anthony in the Fields Catholic Community

M: 

St Anthony in the Fields Catholic Community

Submission re proposed redevelopment of 40 Myoora Road, Terrey Hills – DA2024/1362

Dated 15 November 2024

Our interest

This submission is made on behalf of the community of St Anthony's in the Fields Catholic Church (SAIF) located at 46 Myoora Road.

Catholics have worshipped at SAIF since 1966 when the local community first built a church on the site.

The proposed development of 40 Myoora Road, is two lots to the west of SAIF. It has the same alignment between Mona Vale Road and Myoora Road as our church site.

For many years, we worked closely with local indigenous communities to ensure the SAIF site is managed in a fashion that is culturally acceptable to our First Nations people. This includes the restoration of Kierans Creek that flows west through our property, continues through 42-44 and 40 Myoora Road into Dundundra Falls and finally into the Hawkesbury River.

Our concern – overdevelopment of the immediate area

Our key concern is that Myoora Road sites are being overdeveloped. This overdevelopment is:

1. Imposing huge pressure on parking and traffic flow on Myoora Road.
2. Impacting on the ecology of the semi-rural character of the area, and particularly the creek system.
3. Creating noise (as a live music venue) that will interfere with our worship and other community activities at SAIF.

We are not against development of the site. However, we are strongly of the opinion that the proposed development is excessive, does not address the three issues identified above and will further worsen an already dire situation in all three considerations.

Pressure on Myoora Road

While Myoora Road was not designed nor built as a major thoroughfare, it is now required to service the following existing or proposed developments in the block between Aumuna Road and Cooyong Road:

1. Terrey Hills Swim Centre at 31 Myoora Road.

2. The German International School at 33 Myoora Road.
3. Wyvern Private Hospital at 33A Terrey Hills.
4. Sandstone Café and Miramare Gardens at 48 Myoora Road.
5. Terrey Hills Public School on the corner of Cooyong Road and Myoora Road.
6. The redevelopment of Terrey Hills Garden Centre (DA2023/1224) with new access to be on Myoora Road.
7. The proposed redevelopment of Hills Florist and Tastebuds Café site.
8. All Truck Mechanics and Walker Automotive Services at 38 Myoora Road.
9. Terrey Hills Tavern at 2 Aumuna Road, Terrey Hills.

Further along the Road, are other developments including the Palms, the Bus Depot, Forrest Fresh, Australian Native Landscapes that attract further traffic including heavy vehicles to Myoora Road.

Consequently, Myoora Road is overloaded with traffic it was never designed to handle.

Not only is traffic flow on Myoora Road is congested now, but street parking will be almost impossible to access as Wyvern Private Hospital becomes operational later this year and the other developments such as the Terrey Hills Garden Centre are completed.

The over-development of sites on Mona Vale Road and Myoora Road is forcing local traffic on to adjoining streets that are not built to handle the volume of traffic (including buses) that are now using these streets.¹

While SAIF has significant on-site parking access for our community, when we hold major services or gatherings, we rely on street parking on Myoora Road.

The proposed development has on-site parking for 297 cars for up to 794 patrons. However, query whether this includes the staff, the number of whom will be substantial to service and operate a hospitality operation on this scale.

We contend that the current on-site parking arrangements are totally inadequate.

In addition to the existing traffic overload, and perceived lack of street parking, there is an existing problem with access into and out of Terrey Hills that this development will make worse. At peak times, it can take 30 minutes to get out of Terrey Hills onto Mona Vale Road at the traffic lights at the corner of Mona Vale Road and Myoora Road and there is an identical problem at the corner of McCarrs Creek Road and Mona Vale Road. Additional access using traffic lights should be installed at the Aumuna Road intersection with Mona Vale Road.

We note the detailed analysis of the road safety issues set out in the Transport for New South Wales Report dated 12 November 2024 that confirms the concerns made in this submission.

Further, in considering the access and parking issues, Council must consider the bushfire risks that Terrey Hills is subject to. The size of the proposed development will make it even harder to get into and out of Terrey Hills in a bush fire emergency.

¹ See the submission made by M Jay MacGregor and Julie Tayles dated 5 November 2024.

Conclusions/recommendations

The proposed redevelopment will attract significant additional traffic that Myoora Road cannot cope with.

1. The proposed redevelopment has insufficient off-street parking for the projected number of patrons.
2. Additional traffic lights should be installed at the intersection of Aumuna Road and Terrey Hills. All traffic lights onto Mona Vale Road need to be timed to work efficiently for traffic flow.
3. With the additional traffic that will be attracted to the area, Mona Vale Road, east from Forest Way until Ingleside, should be reduced to 60 kms per hour to enhance safety.

Impact on the ecology

Terrey Hills is fortunate to be a semi-rural area bounded by national parks with a significant creek system that ultimately flows into the Hawkesbury River system.

Members of our Church community have worked hard over a long period of time to ensure that the SAIF site and especially the creek that flows through it, are restored, weeded and healthy. We have found that significant wildlife has returned to our site since the work on the creek commenced.

Kierans Creek is part of a water system. Developments upstream and downstream impact the health of the whole system. Conditions should be imposed on any development to ensure the health of the whole system and that degraded portions of the system are remediated.

The overdevelopment envisaged by this DA envisages several hard services (roofs, paving, parking). These hard surfaces will increase the storm water run-off to the creek (46% of the site).² This increased volume will risk creek widening and erosion downstream. We recommend that some of the storm water be harvested for irrigation and toilet flushing to reduce the risk of the development.

The DA does not identify how the parking etc will deal with the creek system. Diverting the creek into a culvert under the carpark (or other part of the development), risks destruction of the creek and the defined habitat that surrounds it.

The DA does not address the potential flood impacts created by whatever solution is planned for the creek. Our concern is that diversion of the creek by whatever means will disrupt existing flooding/natural behaviours of the creek and create problems for upstream properties.

We are disappointed that the Report prepared by Andrew Kabalan, Richmond + Ross entitled Stormwater Management Plan for Proposed Redevelopment at 40 Myoora Road, Terrey Hills, NSW, 2084 dated July 2024 makes no reference to the creek system that exists on the site albeit in a degraded condition. The work that has been done on

²² Report prepared by Andrew Kabalan, Richmond + Ross re Stormwater Management Plan for Proposed Redevelopment at 40 Myoora Road, Terrey Hills, NSW, 2084 dated July 2024 section 3.0.

the Creek at SAIF shows how it can be revitalised and return significant habitat to local wildlife.

The overdevelopment of this site impacts on the semi-rural nature of Terrey Hills and reduces the amenity of the area for the residents and many Sydneysiders who access Terrey Hills and Duffy's Forest to access the national parks and other recreational activities made possible by semi-rural nature of the suburb.

Conclusions/recommendations

1. The overdevelopment of the site is inconsistent with the semi-rural amenity of Terrey Hills.
2. The impact of the development on Kieran's Creek is insufficiently addressed in the DA.
3. The loss of a defined fluvial channel with defined creek beds and functional habitat that could be restored to near pristine quality (as is being done by a Landcare group at SAIF) has potential to create problems for the system upstream and downstream.
4. Restoring the creek on the site will improve the entire creek system and improve the quality of water that flows into the Hawkesbury River from this system.

Noise

We are a worshipping community that has been established in this area because of the needs of our community since 1966. We have major services at the site every weekend, during the week and particularly during Christmas and Easter. We also hold major services at irregular times such as weddings and funerals.

SAIF is regularly used by schools and other organisations for retreat days, quiet prayer and meditation and other community meetings.

For many years the local community has used our facilities for training purposes.

Our worship needs and the needs of all who use SAIF will not be possible if noise from the new site is excessive.

We are disappointed that no one from the organisation proposing this major development has contacted us to see how we could live together.

We are concerned that the extended hours proposed by this development, the live music (some of which is proposed to be outdoors), the number of patrons and excessive traffic caused by the development will impede our ability (and those of others who use our site) to worship and to use our beautiful site as a place of prayer, contemplation and training.

Conclusions/recommendations

1. The proposed redevelopment will significantly increase noise and traffic in the area, which will be detrimental to core activities at SAIF.
2. Audio monitoring should be installed on SAIF to ensure sound from the proposed development is reasonable and consistent with SAIF being used for current purposes.

3. Restrictions on sound produced by live music and other activities should be restricted in a way that is consistent with SAIF being used for current purposes.

Summary

We are not against development of the site. However, the DA has several problems that need to be addressed if this land is to be developed as a community hub as envisaged. In particular, the DA does not address:

1. The huge pressure on parking and traffic flow on Myoora Road which it will create.
2. The impact on the ecology of the semi-rural character of the area, and particularly the Kierans Creek system,
3. The noise (as a live music/hospitality venue) that will interfere with our worship practices at SAIF.

Signed:



Robert Pelletier

for and on behalf of the SAIF Community – 46 Myoora Road, Terrey Hills

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