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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 17/11/2024 6:17:40 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

17/11/2024

MR Alexander Armour  
35 Myoora RD  
Terrey Hills NSW 2084

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

I have lived at 35 Myoora Rd for over 30 years. I moved here for the community's quiet rural feel as well as being able to keep horses. Whilst I'm not against development, all development needs to be consistent with the zoning including being low impact and low intensity.

I have concerns with this Boathouse proposal. My concerns are:

- 700 guests and nearly 300 cars is NOT low intensity
- I object to outdoor amplified entertainment and music. Any entertainment or broadcasts should only occur within an enclosed area (including behind glazed windows) as is required by the Terrey Hills Tavern and Miramare Gardens, and not after 6pm. I am kept awake by music at Miramare Gardens when they leave doors open.
- there is significant traffic congestion and a parking deficiency along Myoora Road. The road network is often beyond capacity and just won't cope with this development along with other approved developments (eg Flower Power, and ramp-up of the Wyvern Private Hospital)
- Council should require a plan to ensure that the Terrey Hills community (including horses) can safely evacuate in the event of a bushfire.

I'd also like to highlight that I only found out about this development by chance. In future, please ensure that affected residence are kept better in the loop on this development including any modifications.