
Subject: Myoora Rd, Terrey Hills - Cumulative traffic impact

Dear Mal

Thank you for your time on the phone today. Much appreciated.

My wife and I am the owners of 2 Larool Rd at Terrey Hills which is parallel to Myoora Rd.

I am trying to find out what the Northern Beaches Council is doing with regard to assessing the cumulative impact on traffic and safety from the numerous large scale commercial developments that are taking place on, or immediately adjacent to, Myoora Road in Terrey Hills.

The below developments have all been approved yet were assessed on an individual basis. These being:

- 1) Flower Power - 62 Myoora Rd - DA2023/1224
- 2) Hills Flower Market - 287 Mona Vale Rd - DA2023/0803
- 3) The Palms - 327 Mona Vale Rd - DP2024/0434
- 4) Terrey Hills Hospital - 33A Myoora Rd - DA2017/0385 (being commissioned and due to open in December 2024)

There is now a significant DA approval being sought for 40 Myoora Rd (DA2024/1362) which is also being assessed on an individual basis with no apparent consideration of the cumulative impact on the road system.

This project is proposing several restaurants, with around 196 of on-premises parking spaces as well as "overflow" and "shortfall" parking for 165 cars.

This implies up to around 800m of street parking needed just for this project alone, let alone the cumulative impact from the above mentioned newly approved projects and organic growth from existing businesses and schools on Myoora Rd. For example:

- the German International School
- Terrey Hills Swimming School
- Terrey Hills Tavern
- Myramare Gardens

A further issue is the low number of exit points from Terrey Hills during school hours.

There are 6 schools in Terrey Hills using the two traffic light exits (McCarrs Creek Rd to the North and Forest Way to the South) with traffic banking back up to around 0.5km.

This results in many families looking to exit at non signalled roads onto the Mona Vale Rd where there are no feeder lanes at a time when Mona Vale Road is also at its busiest with morning and afternoon commuters. There have been several accidents.

I would appreciate your feedback when convenient. Please note also that the 40 Myoora Rd exhibition period finishes next week on 18 November 2024.

Yours sincerely

Jay

M. Jay MacGregor



Northern Beaches Council

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