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**From:** [REDACTED]  
**Sent:** 10/10/2023 5:26:34 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED Submission to DA2023/1224 62 Myoora Rd Terrey Hill  
**Attachments:** Flower Power letter.docx;

Please find attached submission.

Jim and Chris Bradshaw

Mobile [REDACTED]

2 Cooyong Rd  
Terrey Hills NSW 2084

11 October 2023

Development Assessment  
Northern Beaches Council

**Submission re DA2023/1244 62 Myoora Rd, Terrey Hills**

We wish to record our objection to the traffic management of this proposed development. Living in proximity to FlowerPower, we are concerned at the probable increase in vehicle collisions that will occur at or near the intersection of Mona Vale Rd and Cooyong Rd. During the past few years, we have witnessed multiple vehicle accidents at this spot. The proposed development will exacerbate this already dangerous situation.

- The proposal provides for a doubling of car parking spaces. Obviously, FlowerPower is anticipating a huge increase in business, meaning twice as much traffic entering and leaving the site as at present.
- The entrance from Mona Vale Rd is to be closed, so that all traffic will be entering the site from Cooyong Rd. Most of this will be turning left from Mona Vale Rd, which will mean a great increase in the traffic being channelled into this residential street.
- In addition, FlowerPower is planning to close its Warriewood store, leading to a large increase in traffic turning right into Cooyong Rd across two lanes of busy traffic on Mona Vale Rd. This has caused vehicle collisions and near misses in the past.
- A large number of cars exiting the site will head for the exit closest to Mona Vale Rd, to turn right onto Cooyong Rd. They will have to cross the line of traffic coming along Cooyong Rd, and then attempt to join the line of vehicles waiting to turn left at Mona Vale Rd.
- This line will be augmented by the cars exiting the site from the proposed gate further along Cooyong Rd, leading to frustrated drivers pushing their way into the queue and blocking the path of vehicles turning into Cooyong Rd from Mona Vale Rd.
- Those exiting the site who wish to proceed south down Mona Vale Rd will have to turn left into Cooyong Rd, adding to the bottleneck, and left into Myoora Rd, which will soon be dealing with a large increase in traffic when the hospital now under construction opens.
- To add to this melee, the proposal allows for some heavy vehicles to enter the site from Cooyong Rd via the intersection, and travel through the car park to the landscaping supplies area at the Myoora Rd end of the property (p28 of the Traffic and Parking Assessment).

This proposal is disastrous and dangerous. The present entry from Mona Vale Rd must be maintained to minimise traffic and potential collisions at the intersection with Cooyong Rd. The proposed entry/exit should be moved as far as practical from the intersection, and heavy vehicles forbidden from entering Cooyong Rd, which is a 3 tonne limited residential road that includes a children's playground.

We trust that these serious safety concerns will receive full consideration.  
Jim and Chris Bradshaw