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To: DA Submission Mailbox
Subject: Online Submission

18/07/2023

MR David Harris
- 313 Weemala RD
Duffys Forest NSW 2084

RE: DA2023/0803 - 287 Mona Vale Road TERREY HILLS NSW 2084

Duffys Forest Residents Association (DFRA) supports the positive contribution of Hills Flower Market, Tastebuds and the many other onsite businesses to the local community. However, we do not support any proposal to expand development without the provision of adequate parking.

We note the Traffic Report claims the provision of 188 car parking spaces is consistent with the DCP 2011. While this may be the case, the reality of development along Myoora Road demonstrates that there are insufficient parking spaces for the existing developments, with cars spilling into the rear driveway of Hills on Myoora Road and even on the Mona Vale Road verge. The restaurant alone is expanding from 86 patrons to 250. This combined with all the additional business indicates that 188 car spaces will be insufficient. The parking analysis doesn't seem to consider onsite staff parking requirements and provides no estimates of how many people work across the site on any given day. Council is aware of the current chaos on Myoora Road and has a responsibility to ensure that the proposed development will not escalate this chaos during construction and into the future.

The existing egress from Hills onto Myoora Road is problematic and dangerous with vehicles leaving the site, particularly in a northerly direction, unable to visualise vehicles travelling southward on Myoora Road.

We urge Council and Hills to consider the provision of additional parking.

DFRA's concerns are generally confined to insufficient car parking and unsafe egress.

David Harris
For the Committee, DFRA