

TERREY HILLS PROGRESS ASSOCIATION

P.O. Box 267 TERREY HILLS 2084

President
Paul Davenport
0419 295 503

Secretary.
Vacant

20th May 2024

Dear Sir/Madam,

DA 2023/0803
287 Mona Vale Road, Terrey Hills
Alterations and additions to existing the Hills Flower Market site

The Terrey Hills Progress Association wish to make a written submission on behalf of our members to the Development Determination Panel regarding the above development application.

We respect the applicants right to develop their site as appropriate to their needs and we note that Council has recommended that this application be approved. Whilst not opposing the development, we wish to see an enhanced traffic management plan, particularly regarding truck movements in the Terrey Hills area, and we request the following conditions be applied to the application prior to approval.

1. This application proposes that larger service delivery truck movements are made at night to minimise conflict between customer and delivery vehicle movements. This effectively places large truck (greater than 8.8 metres in length) along Myoora Road 24 hours a day. To avoid any impact on residents in Terrey Hills, we request that a prohibition be placed on larger vehicles turning right onto Myoora Road from the site **at all times**. This will ensure trucks are not moving through residential streets which are not appropriate to vehicles of that size.
2. We ask that appropriate design improvements are made to ensure that larger vehicles exiting on to Myoora Road can do so safely, without impacting traffic already on Myoora Road, particularly buses that use that road frequently. This includes vehicles not crossing to the other side of Myoora road in order to exit the site, and not cutting across grass verges or corners.
3. Appropriate signage should be installed where necessary to avoid vehicles parking on grass verges around the site, particularly along Mona Vale Road.

With other past and potential development application adjacent to the applicants site, we wish to emphasise that traffic impacts from individual development applications should not be looked at in isolation but overall impacts must be considered. Myoora Road is currently experiencing increased traffic movements.

We have discussed this submission with Duffy's Forest Residents Association who are fully supportive of the points raised above.

Regards



Paul Davenport
President
Terrey Hills Progress Association