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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

01/11/2023

MS Lauren Seeley
8 / 52 58 Howard AVE
DEE WHY NSW 2099

RE: DA2023/1224 62 Myoora Road TERREY HILLS NSW 2084

I am writing on behalf of Terrey Hills Riding School, and other local equestrians, horse owners, pony club members and horse riders in the local Terrey Hills area, whose members are frequent users of the public roads surrounding Flower Power Garden Centre. We do not object to there being alterations and additions made to the existing garden centre.

However, we have very strong objections to the proposed vehicle entry and exit plans. The roads in this area, in particular Cooyong and Myoora Rds, are not suitable to handle the heavy trucks and a large volume of traffic that will enter and exit the centre. A development which introduces large trucks and all traffic onto collector and local roads and puts at risk the safety of the entire community, including horse riders, and particularly children, is not in the public interest.

If approval is given, the ingress and egress for trucks and trade vehicles should be via Mona Vale Road. If that cannot be achieved due to Transport for NSW (TfNSW) requirements the application should be refused.

It is evident from the TfNSW response dated 19/10/2023 that Northern Beaches Council (NBC) has sought and unfortunately obtained concurrence from TfNSW to close the existing Mona Vale Road entries and exit. The lack of understanding about the existing issues affecting Myoora and Cooyong Rds by NBC staff and TfNSW assessing this development is disappointing to say the least.

The Road and Asset referral response (copied below) acknowledges the increase in traffic and then makes the ill-advised recommendation that this increase can be mitigated by footpaths and directing traffic from Mona Vale Rd to Cooyong and Myoora Rds.

Official Comment "Given the extent of redevelopment and the increase in traffic volumes the applicant shall provide kerb and guttering and any associated road pavement and drainage work along Cooyong Rd Frontage or the site. Consideration should be given to the provision of pedestrian footpath also. Development Engineering and Traffic Teams to provide conditions following internal consultation. Footpath connections should be provided along Myoora Rd from Cooyong Rd to the bus stop and Myoora Rd driveway."

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Cooyong Road

Cooyong Rd is entirely unsuitable as an entry and exit point for the site. Vehicles leaving the Centre will have to use Myoora Rd unless they plan to turn left on Mona Vale Road. Currently there is no right turn access onto Mona Vale Rd from Cooyong Rd. Most importantly, the Community Bridle Trail (CBT) courses along Cooyong Rd on the

Flower Power side of the road and crosses into the Mona Vale Road Underpass / Tunnel and then to JJ Hills Reserve and Pony Club Equestrian Grounds. This route is frequented by the many young members of the Forest Hills Pony Club, and Equestrian Eventers and other horse riders using JJ Hills Reserve.

The importance of the CBT is recognised by NBC, which has been working with the communities of Terrey Hills and Duffys Forest to upgrade the CBT for the past 18 months. NBC has, through its Councillors and the State and Federal Members of Parliament, acknowledged the CBT as a Northern Beaches community asset. NBC also recognises the economic value to the local community of the equestrian industry that has existed for 50 years. Duffys Forest/Terrey Hills has the highest concentration of horses in the peri urban region. It is the main horseriding area in Northern Beaches and probably in Sydney. It has 5 large equestrian facilities, large public arenas (Anembo and Kinka Reserves), horse agistment on numerous properties, horse therapy services and other support services.

Hence the upgrade of the CBT along the eastern end of Cooyong Rd must not in any way be obstructed or made unsafe by the proposed entry into or exit from the Flower Power site as part of the development. The proposed access to the site is extremely unsafe for horseriders and for pedestrians with the proposed increase in heavy vehicular activity into and out of the site. To endanger and destroy the continuity of the CBT in this way is not in the public interest.

A detailed action plan for ungraded works to the CBT is to be presented by NBC to the Residents Associations on 22-11-2023. The responses by NBC officers to this DA indicate the NBC Roads and Assets Department does not know about the CBT and current works in progress. The initial stage of these works along Cooyong Rd included the notification and relocation of trailers and boats which use the CBT as a "no cost long term parking site". Ironically, in their assessment of this DA Council officers now propose to obstruct this section of the CBT by footpaths and vehicle entry and exit points.

Myoora Rd

Myoora Rd is also entirely unsuitable as a point of access as this would be directly opposite Terrey Hills Primary School, on a narrow stretch of road and at the intersection of Cooyong and Myoora Roads.

The roundabout at the junction of Cooyong and Myoora Rds is incapable of controlling the flow of large trucks and trade vehicles. Currently buses and trucks using this

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roundabout cannot navigate the roundabout safely. Large vehicles have been observed backing to negotiate the roundabout.

Myoora Rd has seen a number of substantial developments recently, which means that traffic flow and parking are severely compromised and unsafe, even with the recent proposals by NBC to alter parking along its course.

Access must remain via Mona Vale Rd. Otherwise the increase in volume of activity at the site of the Flower Power development should not go ahead.