

From: [REDACTED]
To: [Planning Panels - Northern Beaches](#)
Subject: Submission to DA2023/1224
Date: Monday, 3 June 2024 10:45:42 AM
Attachments: [Flower Power proposed traffic flow.pdf](#)

Submission to planning panel

We wish to object to the proposed development, on the basis of a substantial increase in traffic in Cooyong Rd. and inherent congestion near the intersection with Mona Vale Rd. There have already been many collisions and near misses at this location, and I fear that the increase in traffic will inevitably lead to serious injury or even death. The attached diagram shows the proposed traffic flow and points of intersection. The applicant's traffic consultant claimed on 26 March this year that the "change in generated traffic is relatively minor." His own figures of vehicles leaving the site, however, show that the weekend peak will increase from 183 to 383 vehicles per hour, which is more than double the existing, while the weekday peak will increase from 51 to 172 vehicles per hour, more than triple the existing. Is this "relatively minor"?

The applicant's consultant has also stated that the "largest proportion of trips entering the site was from the south via the existing driveway in Mona Vale Rd." The proposal calls for this vehicle entry point to be closed, and therefore all vehicles wishing to enter the site from the south will have to turn into Cooyong Rd. This makes the task of vehicles wishing to enter the site from the north considerably more difficult as they need to cross the three lanes of oncoming traffic. Council's own traffic engineer has noted that "the proposed closure of the Flower Power site in Warriewood will see a significant increase in traffic using this site from the north."

Council's engineer has noted that at peak times the "eastern Cooyong Road driveway is likely to carry more than 300 vehicles per hour", and that "queued traffic might create congested conditionstailing back along Cooyong Road." This queue will prevent us from entering and leaving our property.

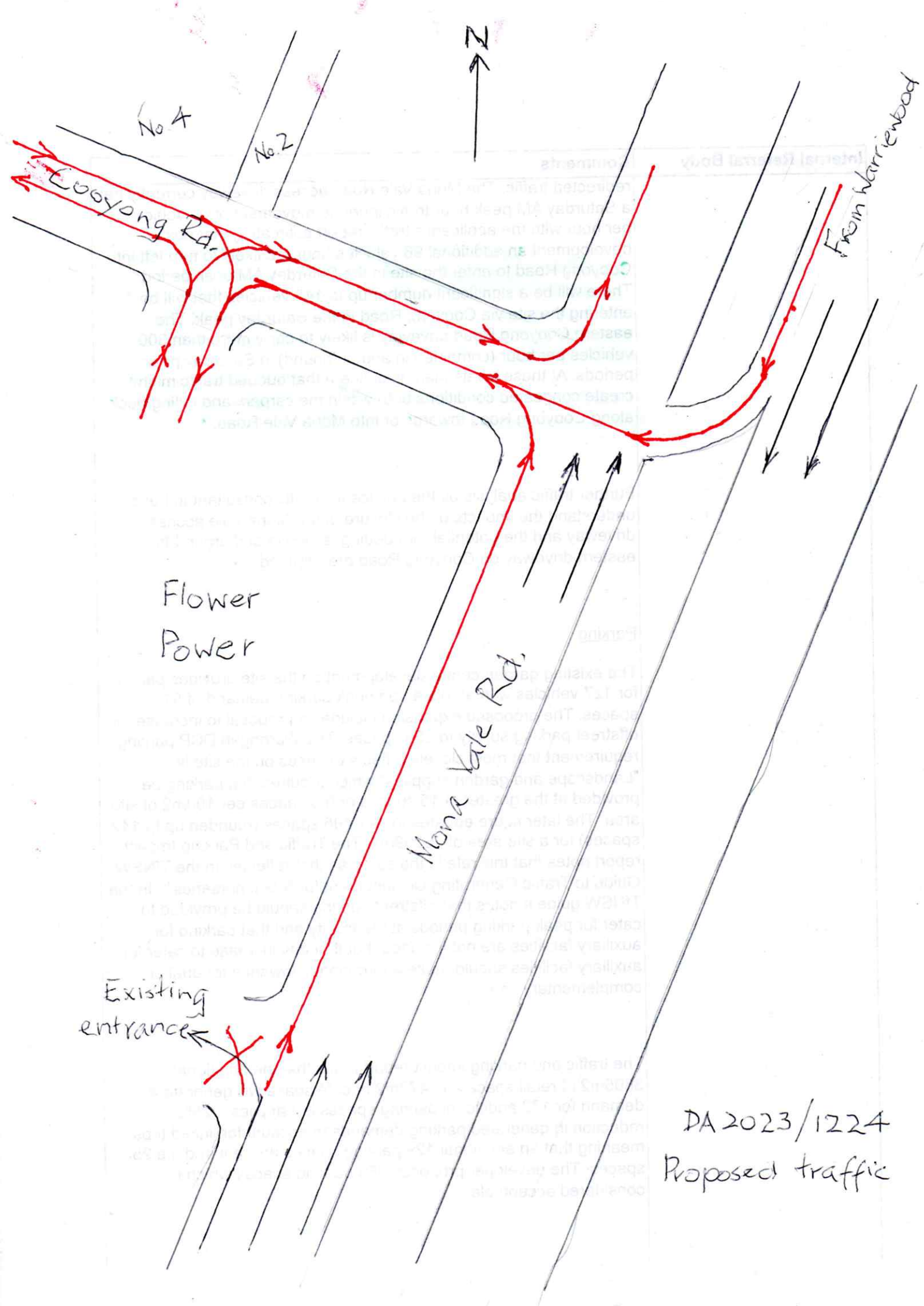
The proposal does not provide any new services to the community. The nursery does a thriving trade, and includes an excellent café and children's playground. Fresh fruit and vegetables, as well as thousands of grocery items, are available at the large store a short way along Mona Vale Rd. at the intersection with Forest Way. In the shopping complex on the diagonal corner from there, are two large specialist pet supply stores.

This application should not be approved because:

- a. The existing vehicle entry from Mona Vale Rd. must be maintained.
- b. The new vehicle entry from Cooyong Rd. should be sited as far from the intersection with Mona Vale Rd. as possible.
- c. Queuing of vehicles in Cooyong Rd. will prevent us from entering and leaving our property.

Thank you for your consideration.

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DA 2023/1224
Proposed traffic