

26 November 2024

The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Submission in relation to DA2024/1376 Development Application at 7 Cooleena Road, Elanora Heights.

Dear Sir/Madam,

I have recently been informed of the above DA submitted for 7 Cooleena Road. Given the short consultation period I am only now able to respond with a submission, which I hope will be permitted for consideration when reviewing this application.

This is the fourth time that the owners of 7 Cooleena Road have attempted to subdivide the property and having reviewed the DA I believe the current application should be refused for many of the same reasons that previous applications were refused.

Of particular concern to us is the impact on traffic and street parking around the area of the site. The street already has an unacceptable number of cars parked on the street, where cars are parked all along both sides of the road. This makes our end of Cooleena Road passable only one car at a time, which creates traffic congestion back to the junction with Powderworks Road. Every morning I have a car either side of my driveway and one on the other side of the road in front of it, making it very difficult to back-out.

Only last month there was a traffic accident on this very corner where a car mounted the kerb and smashed through the garden wall of 104 Powderworks Road. Any additional traffic congestion around this end of Cooleena Road only increases the chances of future traffic accidents.

It is also important to note that Cooleena Road has no paved footpaths for pedestrians, and very few level grassed areas for pedestrians to walk. Consequently, pedestrians often choose to walk in the road, particularly those who are pushing prams with infants. As a street that has many young families, any impact on the street environment that makes the area less safe should be avoided.

Finally, please consider that 7 Cooleena Road already consists of two dwellings, so this development would result in having three dwellings on the one site. Even with off street parking built for each of those dwellings, the sheer number of people who could be living at, and visiting, 7 Cooleena Road means it is inevitable that additional cars will be parked on the street. It can be seen every day that with neighbouring properties who have parking, but are on the steep southern side of the street, people often choose to park on the street for convenience instead of having to deal with steep driveways and tight turning circles.

I believe the proposal for the site does not comply with the requirements under B6.3 of the PDGP, a clear overdevelopment that's not in keeping with the nature of most properties in the area, and therefore should not be supported. I also ask that any future changes to this application be updated to all residents at this end of Cooleena Road to provide us satisfactory time to review and respond accordingly.

Kind regards,

Nick Middleton