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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

05/06/2022

MS R Pursey  
6 Cooleena RD  
Elanora Heights NSW 2101  
[REDACTED]

**RE: DA2022/0448 - 7 Cooleena Road ELANORA HEIGHTS NSW 2101**

To whom it may concern,

RE: Application Number: DA2022/0448 Subdivision - Subdivision of one lot into two and partial demolition of existing dwelling

We are writing to raise objections to DA2022/0448. The plans accompanying this proposed subdivision are somewhat misleading:

- The existing brick building at the top of the plot (closest to Cooleena Road) contains two dwellings already (as approved under Application Number: N0584/16).
- The indicative plans for the second building on the plot show a substantial building that could be used as two dwellings.

These plans are almost unchanged from those submitted and withdrawn under Application Number: N0533/17. In our submission responding the Application Number: N0533/17 we raised the issue of local traffic and parking, and how it would be impacted by the introduction of a third, and potentially a fourth) dwelling on the site. These issues remain unchanged.

Both sides of Cooleena Rd from Powderworks Road to Morandoo Road are regularly lined with parked cars, reducing traffic to a single lane, causing safety issues for cars entering and exiting driveways onto Cooleena Rd and creating safety issues for pedestrians (See attached photos). For this reason, any plans for this plot should:

- Have sufficient usable parking for the existing and any proposed dwellings
- Ensure that planned accessways have adequate sightlines to ensure the safety of pedestrians and drivers when entering and exiting the plot.

The proposed application provides only two off-street parking spaces for the existing two dwellings, and a further two for the new property. We also note that the property has a slope of greater than 16.7 degrees, meaning that the proposed driveway will be steep. This will impact on the usability of the parking spaces provided.

Outside of the traffic and parking issues we would note the following impacts on the neighbouring properties on Cooleena Road and down the slope:

- The proposed driveway is against the boundary of the adjoining property, next to the

bedroom of that property. It will create noise and the removal of a significant tree will affect the tranquil tree views of that neighbour's home.

- The drilling of the rock shelf will again impact that neighbour. It should be noted that the neighbouring couple are quite elderly and should be permitted the quiet enjoyment of their home in retirement.
- The development is in a landslip area (Hazard Zone 1) meaning that construction, especially given recent weather events, has the potential for disastrous consequences for neighbours downhill. The Geotechnical report by Fraggar Planning & Development acknowledges the limitations in their report around historical research and testing.

Finally we would note that applications have been made to redevelop this plot in 2016, 2017, 2018, 2019 (an application for a building certificate for unauthorised works originally submitted in 2016), and now 2022. The content and intent of these submissions have changed little. We do not object to thoughtful redevelopment of this site but ask that it be done with consideration of local environment and traffic conditions.

Yours faithfully

Roz Pursey and Jon Peden