

26 November 2024

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

Submission regarding DA2024/1376 Development Application ("the DA") at 7 Cooleena Road, Elanora Heights.

Hi Dean,

I've recently found out about the proposal for the new DA for 7 Cooleena Rd and have had a chance to review it. Given my late awareness of the DA I hope you will permit my submission on this date as a close neighbour (two lots to the east of the site) with the potential to be impacted by the proposal.

We have concerns regarding the proposed subdivision:

1. Landslip risk and ground instability

The Pittwater LEP confirms that most of the site is land designated as a hazard 'H1' zone, indicating the possibility of a landslip event as "possible, likely, to almost certain". Our property is in the same 'H1' zone and we notice common problems with topsoil runoff during storms, which raises broader concerns about stability on the south side of all our properties, which is extremely steep.

The submitted geotechnical report does not outline recommendations to reduce the risk of geotechnical hazard during construction works. Our concern is that there is a significant risk of landslip which could affect our property during the lifespan of this development.

We therefore believe that the proposed DA does not comply with Clause 7.7 of PLEP, as the geotechnical risk cannot be mitigated, presents a risk to life and property, and is unsuitable land for subdivision.

2. Impact on biodiversity

The site is located on land with biodiversity significance, which is subject to clause 7.6 of PLEP. The DA proposes the removal of two key trees on the site, and the plans indicate potential impact on several other trees both on the site and on adjoining properties. These plans will adversely affect the local ecosystem and impact local wildlife, which has a direct impact on our property.

We don't believe it achieves 'a balance between maintaining the landforms, landscapes and other features of the natural environment, and the development of the land' and therefore the proposal fails to meet the desired future character of Elanora Heights, as described under A4.5 of the PDCP.

3. Stormwater management

Having lived very near the site during recent extreme weather events, it is clear that stormwater runoff cannot be effectively managed by the proposed stormwater management solution. Neighbours to the south on Tatiana Crescent and Eungai Place have experienced dangerous stormwater runoff events that have already caused landslips, and the existing easement that the DA proposed to attach to is known as being insufficient even for the existing volume of water that it needs to manage.

The DA proposal will significantly increase the impervious area on the site, which will only exacerbate the current situation. We therefore recommend that the site does not comply with clause 7.10 of the PLEP and is therefore unsuitable.

4. On street parking and traffic implications

We note that the current property at 7 Cooleena Road already consists of two dwellings, so the proposed development would increase the number of dwellings on this site to three. While additional parking arrangements have been included in the DA, we do not believe that these provide adequate effective off-street parking to minimise the impact of the street environment for the local community.

This end of Cooleena Road has extremely high demand for street parking, with both sides of the street regularly packed with cars, allowing only enough width for a single car to drive up the street. This congested street environment backs immediately onto Powderworks Road and cars turning onto Cooleena Road from Powderworks Road regularly create a traffic hazard (only last month a car left the road and smashed through the front fence of 104 Powderworks Road).

Additionally, Cooleena Road has no paved footpaths for pedestrians to use, so pedestrians regularly either stumble over rough ground and tree roots or attempt to walk along the road. Cooleena Road is a frequently used through street for students at Elanora Heights school, and many of the local residents at our end of the street are families with young children, including us.

We therefore recommend that the site does not comply with the requirements under B6.3 of the PDCP.

In summary, we believe that DA2024/1376 shows significant non-compliance with the objectives and controls of the PLEP and PDCP across multiple areas of concern. The proposal is an overdevelopment of the current site and would bring significant impacts on the residential amenity of our property. It should therefore not be supported, and we request that any further updates to this DA process be communicated to us so we can provide further comments.

Kind regards,

Adrian