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08/11/2024

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

RE: DA2024/1376 - 7 Cooleena Road ELANORA HEIGHTS NSW 2101

To whom it may concern:

Parking Concerns

We ask Council to consider DA N0584/16 (and BC0136/16), which approved a secondary dwelling at 7 Cooleena Road, Elanora Heights, when reviewing DA2024/1376. The Master Plans submitted with DA2024/1376 label the building in proposed Lot 1 as the "existing dwelling" but don't mention the existing secondary dwelling. Both of these dwellings need to be considered when deciding if the parking provided in the subdivision plans is adequate.

When DA2022/0488 was refused, Council determined that "The subdivision development proposes to further intensify the use of the site which already consists of an existing residential dwelling and secondary dwelling. This is considered an overdevelopment and does not provide for residential development of a low density and scale integrated with the landform and landscape." - The plans submitted under DA2024/1376 are unchanged in this regard.

Cooleena Road, especially near Powderworks Road, is quite narrow and often congested. Cars are parked on both sides, and the street gets a lot of traffic during school drop-offs and shopping hours. There are no footpaths, which makes it risky for pedestrians and drivers- especially when cars are backing out of driveways. Because of this, it's important that parking for proposed Lots 1 and 2 lets drivers enter and exit driveways face-first. The Turning Paths in the Master Plans suggest that this could be tricky, possibly leading residents of 7 Cooleena Road to avoid using the provided parking or to reverse up the driveway, which would only increase risks.

We support better off-street parking for 7 Cooleena Road, but it needs to be enough for the existing and proposed dwellings and shouldn't create additional hazards for pedestrians and drivers. We are of the belief that the proposed plans for the subdivision of 7 Cooleena Road do not address these concerns.

Stormwater and Landslip Risks

We share our neighbours' concerns about stormwater management and landslip risks. While our property isn't directly affected, we've noticed that heavy rains cause large amounts of water to flow from Powderworks Road into Cooleena Road. Properties on the downhill side of

Cooleena Road get a lot of water runoff, and residents at Tatiara Crescent and Eungai Place sometimes see temporary waterfalls during downpours. Any increase in hard surfaces on higher properties could add to the runoff and adversely impact the properties below.

We hope Council will look closely at these issues to ensure safety and preservation of the local environment for all residents.