

Anthony Sindermann
PO Box 195
Narrabeen

6th June 2022

Council Officer
Northern Beaches Council
P.O. Box 882
MONA VALE NSW 1660

Attention: Dean Pattalis



Dear Mr. Pattalis

Re: DA2022/0448 – Application for Subdivision of one lot into two and partial demolition of existing dwelling of 7 Cooleena Road, ELANORA HEIGHTS NSW 2101.

I am writing to object to the proposed application number DA2022/0448 presently under consideration for 7 Cooleena Road, ELANORA HEIGHTS NSW 2101 based on the potential impact on myself and the local residences in Cooleena Road.

The objection is for the following reasons:

- a) The proposed subdivision will create a town house like arrangement on the site and it is my opinion, that this is not consistent with the desired character for Cooleena Road, Elanora Heights of, for the majority, single dwelling houses, some with a second dwelling (i.e. Subdividing the existing block has the potential to result in four individual dwellings on the existing 7 Cooleena Road site – the existing main and second dwelling plus the proposed property with the potential for another second dwelling).
- b) There is Insufficient vehicular access and off-street parking provided by the proposed application.

The proposed application appears to only provide:

- two off-street parks for the existing two dwellings to replace the single garage being demolished plus the two additional car spaces available within the driveway; plus
- two off-street parks for the proposed property with a suggestion that visitors are able to park in front of the proposed garage.

In my opinion this does meet the outcomes/controls as outlined in the LEP and DCP for Pittwater nor does it provide sufficient parking for the three (potentially four) dwellings proposed for the site. Visitors and/or additional vehicles would utilise on-street parking as there is no longer an ability to park additional vehicles in the driveway, which is presently always occupied by vehicles in the evenings due to lack of available on street and off street parking.

The property also has a large slope, leading to a steep driveway that may result in the existing and/or future tenant/owner utilising on-street parking as their preference (i.e. tenants/owners of the main existing dwelling are likely to utilise on-street parking to avoid the steep 30 metre walk up-hill from the two off-street parks to their residence).

Brief Background

Both sides of Cooleena Road are regularly lined with vehicles from Powderworks Road to a few blocks shy of Morandoo Road reducing the roadway to a single lane. Local traffic has become accustomed to slotting in between parked vehicles with the occasional vehicle reversing to find sufficient space to allow other vehicles to pass.

Further, parked vehicles are also being damaged at times and there are numerous close calls when drivers turn off Powderworks Road into Cooleena Road, quickly braking to pull in behind the first vehicle on the Southern side of Cooleena Road (i.e. shifting off the roadway to allow other vehicles to pass).

Given the above and from my experience, the existing population density in and around Cooleena Road is already stretching the capacity of the local and regional infrastructure in the area. Therefore, it is my opinion that the proposed application will result in an unacceptable impact on the amenity of neighbouring properties in Cooleena Road (i.e. Cooleena Road is not able to cater for further subdivisions - refer to attached photos that represent the typical on-street parking situation).

In addition to my objections detailed above, there are a number of considerations that I believe should be considered for existing and/or future tenants/owners of the residential properties on the proposed site as well as neighbouring properties. These include, but are limited to:

- c) The building setback from the proposed front boundary (the rear boundary for the existing property) is not consistent with the outcomes and controls of Part D5.5 and D5.6 of Pittwater 21 Development Control Plan. These outcomes include, but are not limited to:
 - a reasonable level of privacy to the backyard of the existing dwellings at 7 Cooleena Road.
 - adequate screening between the properties to reduce the bulk and scale of the new built from the existing dwellings at 7 Cooleena Road and other neighbouring properties.
- d) In addition, the submitted slope stability assessment appears to limit the building envelope to less than 175 sqm when taking into consideration the DCP requirements for setbacks, etc.

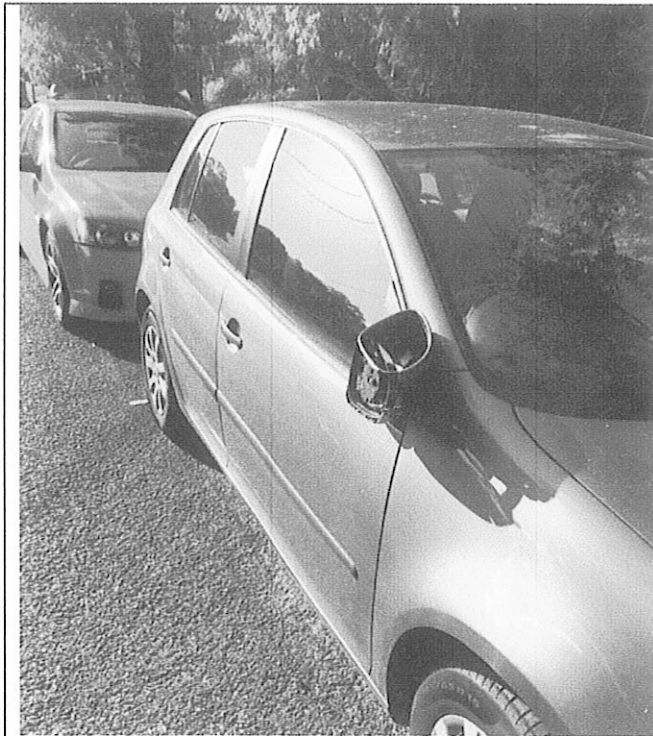
In summary, I object to the proposed application number DA2022/0448 presently under consideration for 7 Cooleena Road, ELANORA HEIGHTS NSW 2101. In my opinion, allowing further subdivisions other than secondary dwellings along Cooleena Road would have an unacceptable impact on the local residents of Cooleena Road.

If you have any queries or require further clarification please do not hesitate to contact me.

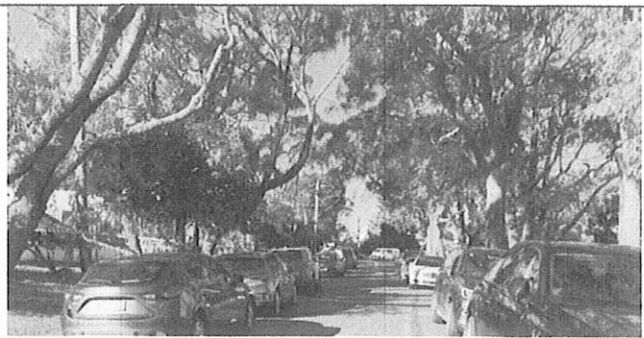
Regards

Anthony Sindermann

Photos of Cooleena Road, Elanora Heights



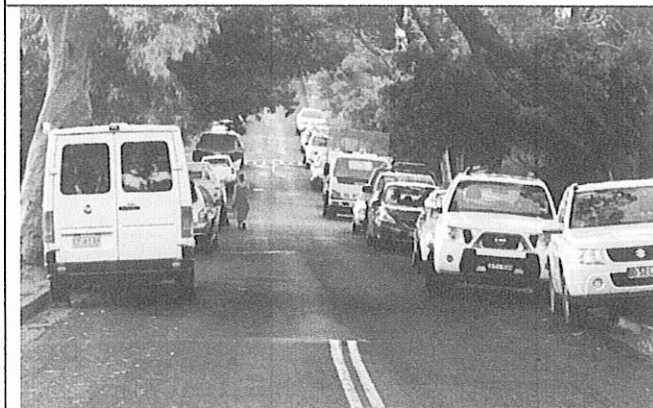
Damaged to a vehicle from a passing vehicle



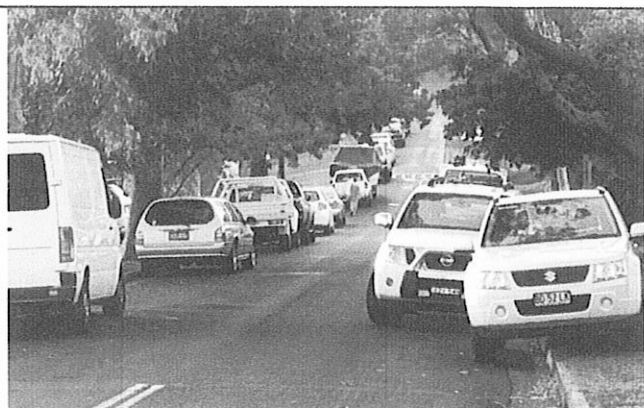
Both sides of the street lined with vehicles



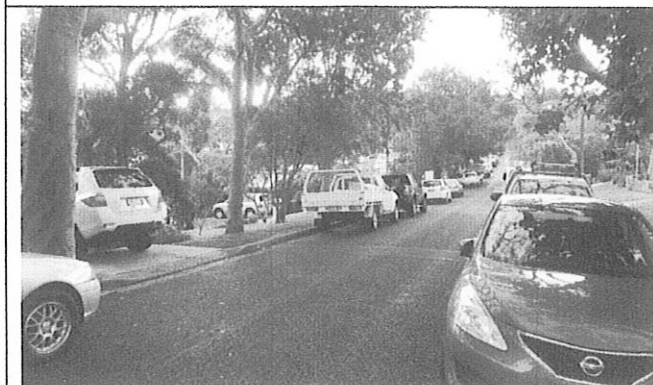
Both sides of the street lined with vehicles



Both sides of the street lined with vehicles as well as a pedestrian walking on the roadway



Both sides of the street lined with vehicles as well as a pedestrian walking on the roadway (different angle)



Both sides of the street lined with vehicles along with vehicles utilising their driveways for parking



Vehicles utilising their driveways for parking as no on-street parking available near the eastern end of Cooleena Rd