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**From:** [REDACTED]  
**Sent:** 14/06/2022 7:04:52 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2022/0448 Objection

Attention Dean Pattalis

Dear Dean

I am writing to raise my concerns for the above development proposal. The proposal to subdivide the land at 7 Cooleena Road and add another house is a concern for several reasons.

1. Lack of parking for residents on Cooleena Road which is congested due to the number of dwellings on lower Cooleena Road and Powderworks Road that park on the street. The traffic control measures on Powderworks Road force many owners and their visitors to park in Cooleena Road.
2. Increasing the number of dwellings and residents will mean more residents and their visitors parking on this congested part of Cooleena Road. This forces many residents to have to park away from the property further up Cooleena Road as all space is taken outside their own property.
3. This busy intersection where cars are leaving and entering Cooleena Road from Powderworks Road is a safety issue. With cars needing to stop as soon as turning off Powderworks Road to give way to traffic coming down Cooleena in what is essentially a single lane road. The number of cars parked means sometimes waiting for considerable time and several cars before getting the opportunity to proceed. Cars can then backup into the intersection unable to clear Powderworks Road. The constant congestion in lower Cooleena Road means there is no large gaps to pull over to allow oncoming cars to continue.
4. It is my understanding the location of the extra house proposed is on very steep land prone to land slip risk. With the increase in heavy rainfall events due to climate change an increase in runoff and potential local land slides is a major concern.

Regards

Michael and Alison Bradbery

10 Cooleena Road

Elanora Heights

2101 NSW

[REDACTED]