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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/11/2024 1:35:22 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

13/11/2024

MS Iris Bell  
- 9 Cooleena RD  
Elanora Heights NSW 2101  
[REDACTED]

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

To Whom It May Concern,

I am writing to object to DA2024/1376. I live at 9 Cooleena Road, Elanora Heights, right next to the proposed development.

I'm very concerned about the impact this development could have on my household, my neighbours, and the local pedestrians and motorists who use Cooleena Road.

My biggest worry is the risk of landslip that could affect both my home and garden. The block is steep and wasn't originally intended for subdivision. A significant part of it is in a landslip zone, and any drilling into the rock base that supports our properties could be catastrophic.

The development also requires removing a large Agonis Peppermint gumtree, which is estimated to be close to 100 years old. This tree is a valuable part of our area's landscape-an Australian native that provides shade, serves as a wildlife habitat, and contributes to the leafy character of the neighbourhood.

The planned driveway access for both lots, especially Lot 1's turning pathway, comes very close to my home as the block is very narrow. The driveway will bring increased noise and pollution to our living room and patio, and I would lose a lot of privacy.

Cooleena Road near Powderworks Road is narrow and often congested. Cars park on both sides, and traffic is especially heavy during school drop-off and shopping hours. There are no footpaths, which makes it risky for pedestrians and drivers, especially when cars reverse out of driveways. To address these safety issues, it's essential that parking for both new lots allows drivers to enter and exit facing forward. The Turning Paths in the plans make this look difficult, so there's a risk that residents of 7 Cooleena Road may not use the parking as designed, which could lead to more reversing and increase safety risks.

Thank you