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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 12/11/2024 9:53:52 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

12/11/2024

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[REDACTED]

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

Subject: Formal Objection to Proposed Development at 7 Cooleena Rd, Elanora Heights Property, (DA 2024/1376 - Lot G DP 408223)

Dear Council

I am writing to formally object to the proposed development at the 7 Cooleena Rd, Elanora Heights property. This objection is based on several significant concerns, which I believe remain insufficiently addressed in the current application.

**1. Concerns with Stormwater Management and Flood Risk**

A primary issue with the proposed development is the inadequate plan for managing stormwater runoff that would affect my property sufficiently. The developer's current approach channels all rainwater across neighbouring properties, ultimately discharging it into the water easement adjacent to my property. This plan raises several serious concerns:

**Inadequate Stormwater Plan:** The proposed stormwater disposal method lacks a sustainable and effective strategy for handling increased runoff from the site. Without a robust on-site detention system, rainwater will flow across properties above mine, funnelling into a narrow easement and posing a significant flood risk to my property and neighbouring areas.

**Existing Drainage Issues:** The area already suffers from drainage problems, especially during heavy rainfall, when stormwater overwhelms current infrastructure. Additional runoff from this development will exacerbate these issues, potentially causing surface flooding, erosion, and water quality degradation. The proposal lacks assurances that current systems can manage this increased load without considerable risk. The current easement in my area and my property are not even adequate enough to lead stormwater properly. I attached Photo1 as one of the areas that is leaking even in dry weather. I also attached Photo2 indicates the volume of the easement right next to my balcony in a medium rain.

**Risk of Property Damage and Environmental Impact:** Uncontrolled stormwater discharge into the water easement and adjacent properties directly endangers my property and others. This can lead to structural damage, soil erosion, and ecosystem degradation. Additionally, releasing untreated stormwater into the easement could harm local water quality, causing long-term environmental consequences.

**2. Previous Refusals and Non-compliance with LEP and DCP Standards**

The developer's application has previously been denied multiple times for non-compliance with local planning and zoning regulations. Council's assessments have outlined the proposal's failure to meet critical objectives of the Pittwater Local Environmental Plan 2014 (PLEP) and the Pittwater Development Control Plan (P21 DCP), including:

**Environmental Sustainability:** The development does not align with the sustainability objectives of the LEP, which mandate that new developments should be environmentally, socially, and economically sustainable.

**Geotechnical Hazards:** The site is classified as a 'Geotechnical Hazard H1' area, making significant portions unsuitable for development due to topographical and geotechnical constraints. Council's Development Engineer has confirmed that the proposal fails to adequately address the challenges of stormwater and wastewater management in this hazard-prone area.

**Overdevelopment and Subdivision Concerns:** The proposed subdivision into two lots is an overdevelopment incompatible with the area's low-density residential character. This plan affects the privacy, amenity, and landscape of surrounding properties.

**Non-compliance with Residential Amenity Standards:** The proposal is likely to negatively affect the residential amenity of neighbouring properties, violating DCP standards on privacy, overshadowing, and open space.

## Conclusion

Given these risks, I strongly object to the proposed stormwater management plan. Without a comprehensive drainage solution that effectively addresses the full scope of runoff impacts, the development should not proceed.

In consideration of these serious issues and risks, I respectfully request that the Council reject the proposed development at the 7 Cooleena Rd, Elanora Heights property. Thank you for your time and consideration. I am available to provide further information or participate in a hearing if required.

Best Regards,  
Bakhtiar Sadeghi

Appendix:

Terrain Plan

Photo1:

Photo2: