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**Sent:** 12/11/2024 6:22:52 PM  
**Subject:** 7 Cooleena Road Elanora Hights  
**Attachments:** 20181218\_144459.jpg; 20161208\_192500.jpg; Pic002.JPG; 16022009(001).jpg; 20240330\_214657.jpg;

Chris Avakian

3 Eungai Place,

NORTH NARRABEEN NSW 2101

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12 November 2024

Northern Beaches Council

Attn.: Development Assessment Team

PO Box 82, Manly, NSW 1655

RE: DA 2024/1376 – Lot G DP 408223 7 Cooleena Road, Elanora Heights – Subdivision of one lot into two including demolition works, new driveway and carport.

Dear Sir/Madam,

As the owner of the property at No3 Eungai Place, North Narrabeen I am extremely concerned that the subdivision and the future development of 7 Cooleena Road, Elanora Heights as proposed in its current form will affect the existing environmental conditions of my house.

The owner/developer of No 7 Cooleena Road, Elanora Heights has already subdivided and developed the neighbouring site at No5 Cooleena Road, Elanora Heights. The stormwater discharge from the property down to the stormwater system running down Tatiara Crescent was underestimated and poorly built and affected several neighbouring properties including mine. Ever since it was built I've experienced increased flow of water during heavy rains, and I had to deal with loose boulders on my property. I have no reason to believe, that the subdivision, and consequently development of the lower portion on 7 Cooleena Road, Elanora Heights will remain with no detrimental effect on the properties on the southern slope.

The area where we live is classified as "Environmental Living" because of its unique qualities and thriving pockets of wildlife which I can observe on daily basis. I attached several photos of it to this document showing turtles and other animals. This unique environment is however very fragile and reacts negatively to crude incursions, such as extensive earthworks and increased building density, which is exactly what the owner/developer envisage in their proposal.

The current 7 Cooleena Road, Elanora Heights proposal creates unsatisfactory environmental impacts and creates a precedent for any future similar developments along this road. The public expects that the Council would protect the character of the existing environment and ensure that any future developments are in keeping with the bulk, scale, streetscape, and current integrity of the neighbourhood.

I strongly urge Northern Beaches Council to preserve the environmental amenity of adjacent properties and to avoid the undesirable effects on the proposed submission reject the submitted proposal.

Yours sincerely









