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Sent: 8/10/2025 9:42:37 PM
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Subject: TRIMMED: Online Submission

08/10/2025

MS JUDE ORME
11A The Crescent CRES
NORTH NARRABEEN NSW 2101
[REDACTED]

RE: PEX2025/0001 - 13 Wilga Street INGLESIDE NSW 2101

Submission re: Planning Proposal PEX2025/0001 - Ingleside
To: Northern Beaches Council
Application: PEX2025/0001
Subject Lands: 1-9 Wilson Avenue, 7-14 Wilga Street, and 212-222 Powderworks Road, Ingleside
Link: Council ePlanning Portal

1. Strong Objection to Rezoning and Overdevelopment

I strongly object to the proposed rezoning and scale of development outlined in this proposal. The area cannot sustain the additional population, traffic, and infrastructure load this would bring.

2. Mona Vale Road - Critical Infrastructure Failure

Mona Vale Road is already in a dangerous and deteriorated state. Despite years of upgrades and promises, the work remains incomplete, and sections are still unsafe, narrow, and heavily congested.

It is the main arterial road connecting Ingleside and surrounding suburbs to the rest of the Northern Beaches.

Daily traffic congestion, poor road surfaces, and high accident risk already affect residents and commuters.

The addition of thousands of new vehicles from this development would make Mona Vale Road unworkable. Until Mona Vale Road is fully upgraded and safely operational end-to-end, approving large-scale development in Ingleside is reckless and unsustainable.

3. Traffic and Transport Overload

Local roads are bursting at capacity and already in poor repair.

Construction vehicles alone will cause chaos, let alone the long-term addition of potentially 2,000+ cars.

There are no realistic plans for expanded public transport to relieve the pressure. The area simply cannot cope with this level of intensified development.

4. Strained Community Infrastructure and Services

Healthcare: Residents already face long waits for GP appointments, specialists, and emergency care. Adding more population without expanding medical services is unacceptable.

Education: Schools are at full capacity. There are no plans for new schools or expansions to handle hundreds of new students.

Utilities and Drainage: Increased housing density risks flooding, power strain, and overloading of water and sewer systems.

Emergency Services: Fire, police, and ambulance response times are already stretched. More population equals slower, riskier response times.

5. Environmental and Livability Concerns

Significant vegetation loss and reduced green corridors threaten wildlife and the natural character of Ingleside.

Noise, light pollution, and visual clutter will permanently degrade the area's amenity.

The proposal undermines the sustainable, semi-rural character that defines this community.

6. Council Accountability and Planning Integrity

This proposal appears driven by development yield and rate revenue, not community wellbeing. The Northern Beaches is already overdeveloped and under-serviced - this is not sustainable planning.

Conclusion and Request

The Ingleside proposal is premature, unsafe, and inconsistent with responsible planning principles.

I respectfully request that Northern Beaches Council:

Reject or significantly scale back this planning proposal.

Defer any rezoning until Mona Vale Road and other key infrastructure are fully completed and operational.

Undertake transparent community consultation before any further population expansion is considered.

The residents of this area are already living with severe congestion, long healthcare waits, and overcrowded schools. To approve more large-scale development under these conditions

would be a major planning failure and a betrayal of the community's trust.

Thank you for considering this submission.

Sincerely, Jude Orme 11A The Crescent North Narrabeen NSW 2101