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To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MS Sue Nelson
6 / 7 - [REDACTED] Wilga ST
Elanora Heights NSW 2101
[REDACTED]

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

Re: PEX2025/0001

I strongly object to the proposed Planning Proposal - amend Pittwater Local Environmental Plan for land at 1-9 Wilson Avenue, 7-14 Wilga Street and 212-222 Powderworks Road, Ingleside on the following basis:

- Inadequate bushfire evacuation and safety plans
- Proposed building height and density is out of character for a rural area
- Adverse impact to our natural environment
- Increased traffic and congestion
- Serves to benefit developers and is not in the public interest of our community

As a resident and home owner in the northern beaches for more than 35 years, I strongly object to this proposal for the following reasons:

Bushfire and safety:

There is little to no regard for the safety of residents in Mirbelia, Caladenia and Dendrobium Streets, with the potential for loss of life in the case of bushfire. Medium density rezoning puts more pressure on the sole evacuation route for existing residents in Dendrobium Cres, Caladenia Cl, Mirbelia Pde and Wilga St. This increase could severely compromise the ability of residents to safely evacuate via Powderworks Road. The argument that fire evacuation has been considered seems to only report on the ability of the new residents to stay or evacuate without consideration been given to existing residents in the area. The proposal does not seem to indicate or comment on the infrastructure required to ensure that an adequate water supply compliant with Planning for Bushfire protection 2019 can be provided.

Building height and density:

The proposal to rezone to R3 medium density housing accommodating more than 500 residences in such a contained area in minimal lot sizes is inappropriate for an area currently zoned rural landscape. Such a concentration of low rise apartments in one area (which I understand could be up to six stories) is out of character for the area and undermines the very reason why people choose to live here.

When you compare what is being proposed to what already exists, the gap is alarming. To the best of my knowledge, existing low-rise developments in Kalang and Powderworks Roads are less in height (maximum of two stories); are built on a smaller scale (eg: 12 units per site) and

are peppered throughout a small area in close proximity to the shopping precinct in Kalang Road. They blend in to the surrounding area without imposing themselves.

Development in this area needs to be especially sensitive due to its proximity to waterways and riparian corridors.

Medium density housing should not be considered for this area. I feel that development on this scale will not maintain Ingleside's rural character and serves to only benefit the incumbent developers, putting their interests ahead of the local community's.

In short, the whole area could be low-density homes on one or more acre lots with a better spread and in keeping with the environment. Why isn't this being considered?

Based on these reasons, I don't see how the proposal supports the principle to ensure that development is compatible with the surrounding area and neighborhood.

Roads and Transport:

Powderworks Road to Mona Vale Road, Powderworks to Garden Street and Garden to Pittwater Road are already traffic choke points during the morning and afternoon peak times and on Saturday mornings. Elanora Road (between Powderworks Road and Wakehurst Parkway) is increasingly used as an alternative "rat run" in what should be relatively quiet neighborhood streets. The proposed development, with an estimated extra 1000+ cars will have an adverse impact on traffic, causing further delays, further congestion and use of back-roads which is not desirable.

Living on Wilga Street myself, I am concerned with the increase in traffic volume, the use of heavy trucks and noise during what would be a very lengthy construction period as well as servicing the proposed 250+ new residences in and around my home.

Natural Environmental:

It's positive to see some environment and bushland conservation areas that will be protected in the proposal.

However, wildlife corridors and riparian zones within the proposed precinct do not always connect to surrounding bushland or national parks preventing the natural movement of fauna. These zones should be wider with more set back from proposed housing.

Maintaining a standard lot size of at least one acre or more in the precinct would help to preserve natural vegetation and support our beautiful and unique wildlife habitat.

Due Diligence:

I am concerned that there are gaps in the due diligence to prepare adequate studies and assessments in preparing this proposal. To my knowledge there has been virtually no Community Consultation on this proposal and very little notice given to the community to respond - why is that so?