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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 7/10/2025 11:02:29 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

07/10/2025

MRS Stojanka Prica  
12 / 59 - 63 Howard AVE  
Dee Why NSW 2099  
[REDACTED]

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

To whom it may concern,

I am writing as a long-standing resident and a member of the Serbian Orthodox Church St Sava community at 5 Wilson Avenue. My husband is one of the oldest members of this congregation, and I have been deeply involved in the life of this community for over 20 years. My children attended the Serbian language school, dance classes, scripture and Sunday services here - and today, my grandchildren proudly follow in their footsteps. This church has been a spiritual, cultural, educational and social centre for our community since 1949, serving generations of families on the Northern Beaches.

I strongly object to the proposed development on the neighbouring site and urge the Council to reconsider or substantially amend the proposal to protect our community, our children and our future.

**1. Loss of Privacy for Children**

Our church grounds and facilities are used weekly by around 160 children attending language school, scripture, folkloric dance and other programs. The proposed three-storey buildings, planned directly on our shared boundary, would overlook our playgrounds and outdoor learning areas. This would strip away children's privacy and create discomfort for parents and teachers who currently feel safe allowing children to learn and play freely.

**2. Safety and Wellbeing Concerns**

It is deeply concerning that residents in a dense development could have direct visual access to children participating in church and cultural activities. Such proximity raises both real and perceived child safety risks. Safeguarding young people must be a top priority - and the proposed design fails to meet that obligation.

**3. Need for a Proper Buffer Zone**

A meaningful physical separation - such as a road, reserve or open green space - must exist between our church and any new development. Constructing multi-storey dwellings directly against our fence line is entirely inappropriate and incompatible with our long-standing community use. A buffer is essential to preserve safety, amenity and the integrity of both properties.

#### 4. Protecting Our Ability to Expand

Our community continues to grow. The church must retain the ability to build additional facilities such as classrooms, activity rooms, changerooms, storage, library and archive spaces, childcare or aged care services, and even community housing to support vulnerable members. A dense, overshadowing development on our boundary would severely limit these future opportunities and compromise our ability to meet community needs.

#### 5. Preserving Established Operational Rights

For decades, our regular programs - including dance classes, language school, scripture, youth gatherings and hall hire for community events - have taken place without issue. These activities must remain protected. Any new residents should not later have the right to complain about or restrict long-established and lawful community uses.

#### 6. Rezoning Request for the Church Site

To ensure the future viability of our community, the church land should be zoned R3. This would enable educational and community services, limited residential development for members, and facilities to support young families and the elderly. Without appropriate zoning, the church risks being constrained and unable to serve its growing community effectively.

#### 7. Legal Protections and Title Encumbrances

To prevent future disputes, the Council should require title encumbrances on the new development, acknowledging the church's ongoing activities, noise levels, traffic and development potential. This would ensure future residents cannot seek to curtail existing community functions.

#### 8. Access and Bushfire Evacuation Risks

The proposed development fails to address safe and practical access for both properties. This creates operational challenges and, more critically, serious safety concerns. In a bushfire or emergency, a large influx of residents - without proper exit planning - could block safe evacuation from our property. A single constrained exit is unacceptable in an area known for bushfire risk. Council must require additional access and evacuation routes.

#### 9. Personal and Community Impact

For my family and many others, St Sava Church is far more than a place of worship - it is our spiritual home, cultural heart and extended family. It has served this community continuously since 1949 and remains one of the most significant ethnic and Christian communities on the Northern Beaches. Our contribution to the area's cultural diversity and heritage should be valued and protected.

#### Conclusion

I respectfully urge Council to reject or significantly modify the current proposal to ensure:

A proper buffer and separation from our boundary

Protection of children's privacy and safety

Safeguards for our future expansion

Recognition of our zoning needs

Legal protections for existing church operations

Proper access and emergency evacuation planning

This development, as proposed, poses a serious risk to the wellbeing, safety and long-term sustainability of our community. I trust the Council will act responsibly to protect an institution that has enriched the Northern Beaches for over 75 years.

Sincerely,  
Stojanka Prica