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To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MR Rade 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 one of the oldest members of the Serbian Orthodox Church of St Sava at 5 Wilson Avenue, having been part of this community for over fifty years. I have raised my family here - my children attended our Serbian language school, dance classes, scripture and Sunday services, and now my grandchildren continue the same tradition. This church has been the centre of our cultural, spiritual and social life for generations.

Our community has gathered on this site since 1949. It is not only a place of worship but a vital cultural, educational and social hub for one of the largest ethnic minority communities on the Northern Beaches. For this reason, I strongly oppose the proposed development on the neighbouring property and urge Council to reconsider or substantially modify it to protect our community, our children and our future.

1. Loss of Privacy for Children

Each week around 160 children attend our language school, scripture, dance, and youth programs. The proposed three-storey development directly on our boundary will overlook our outdoor play and learning areas. This would completely remove the children's privacy and create an uncomfortable environment for families, who will no longer feel secure allowing their children to participate freely in outdoor activities.

2. Safety and Wellbeing Concerns

It is deeply concerning that residents in a dense development could have a direct line of sight into areas where children play and learn. This raises serious safety and safeguarding issues - both real and perceived - which must be treated with the utmost importance. Our young people should not feel as though they are being watched from nearby balconies or windows.

3. Need for a Proper Buffer Zone

A proper physical separation such as a road, reserve or open space must be maintained between the proposed development and our property. Constructing multistorey buildings right on our fence line is entirely inappropriate. A buffer is essential to ensure safety, amenity and compatibility with our long-standing community use.

4. Protecting Our Ability to Expand

Our church continues to grow, and we must retain the ability to develop future facilities such as additional classrooms, changerooms, storage, a library and archive, or community services like childcare, aged care or housing for vulnerable members. The proposed development would overshadow and constrain these long-term plans, limiting our ability to serve the community.

5. Preserving Established Operational Rights

For decades, our site has hosted regular dance classes, scripture and language lessons, youth gatherings, and community events. These established uses must remain protected. New residents should not be able to lodge complaints about existing community activities that have been part of the area's life and heritage for generations.

6. Rezoning Request for the Church Site

To secure the long-term wellbeing of our community, we request that Council zone the church land R3 to allow:

Education and community services

Limited residential use for members

Facilities for local families and older residents

Without this, we risk being boxed in and unable to respond to community needs in the future.

7. Legal Protections and Title Encumbrances

Council should require appropriate title encumbrances on any new development acknowledging and protecting the church's ongoing operations - including noise, traffic, and future development potential - so that future residents cannot restrict our lawful activities.

8. Access and Bushfire Evacuation Risks

The proposal has not adequately addressed access and safety. The added population density will strain the limited existing road network, creating major safety issues during emergencies such as bushfires. A single, narrow exit is unacceptable in a recognised bushfire risk area. Council must ensure proper road design and secondary evacuation routes before approving any development.

9. Personal and Community Impact

For my family and many others, this church is our spiritual home and cultural heart. It has been a place of learning, friendship, celebration and faith for over 75 years. The proposed development threatens the comfort, safety and heritage value of a site that has served countless families and remains central to our identity and belonging.

Conclusion

I respectfully urge Council to reject or significantly amend the current proposal. There must be:

Adequate separation from our boundary

Protection of children's privacy and safety

Safeguards for our future expansion

Recognition of our zoning needs

Legal protections for our ongoing use

Proper road and evacuation planning

This development, as proposed, poses an unacceptable risk to the wellbeing, safety and integrity of one of the oldest and most vibrant community groups on the Northern Beaches. I trust Council will act responsibly to preserve and protect this important cultural and spiritual landmark.

Sincerely,
Rade Prica