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To: DA Submission Mailbox
Subject: Online Submission

19/09/2025

MRS Sandra Burgess
32 Alleyne AVE
Nth Narrabeen NSW 2101
[REDACTED]

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

Dear Sir/Madam,

I cannot believe that this council is considering such an enormous development on such small plots of land, this is totally out of character with the rest of the suburb and would create a huge fire risk in summer when we have the risk of bush fires and no way of being able to exit the area!

You have lowered the size of the housing blocks and plan 6? storey apartment blocks in the middle of houses & have you thought where all the occupants are going to park their cars as each house has at least 2 cars & possibly more once the children obtain licences to drive - take a look at Warriewood Valley on the weekends when the cars have filled all the streets to just about parking capacity!

Powderworks Road and the Wakehurst Parkway will not be able to handle completely out of character and the extra cars in peak periods or at other times it will be a gridlock!

Powderworks Road is in poor repair at present so with extra traffic it will not be able to cope. You have reduced the size of the building blocks so there will be little "green space" available and it will be completely out of character with the rest of the suburb.

Placing a 6? storey apartment block in the middle of the blocks will not hide them but will cause many more problems in the area. Elanora Heights is a very attractive suburb this development will spoil it there will be no room for gardens etc. and no places for children to play. The schools are at capacity so where do all the extra children go to attend school?

There has been no mention of that in your report!!

Where do you plan to send all the extra cars in peak periods as Powderworks Road is in poor repair now so with all the extra cars which would be using it as well as The Wakehurst Parkway they will not cope with all the extra traffic and more potholes etc. There is no mention of widening either road to medium density medium take the extra traffic which will result! Adding a roundabout at the Wilga/Powderworks intersection will only cause huge traffic delays.

Have you considered the huge volumes of traffic who use Powderworks Road to come to the beaches in the summer months as they mainly use Powderworks Road to get to the beaches etc. ? This is extra strain on an already busy road!!

The proposed R3 medium density development and the style of housing proposed for the extremely small blocks does not fit in with the style housing in this area! I object to the 800m2 subdivision rules applied to all other properties in this area being lifted for this development with no minimum being added. It will become a future slum area!!

There is very limited public transport to the area and it does not extend to this proposed development so there will be an increase in cars using all the surrounding areas to take children to school & for adults to get to work as well as the increased risk when bushfires

come in the hot months.

There will be a need for extra Gp's and Medical Centres in this area & our existing centres are full now so they will not have medical surgeries available to them either, the Critical Care centre at Mona Vale Hospital also wont be able to cope with all the extra population in our area and waiting times will grow.

Please reconsider and abandon this plan which was dropped in 2021/22 because it was not viable and now you are trying to reintroduce the same plan do you want to be held responsible for the loss of life during the bushfire season because people can't evacuate to safety in time?