
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

13/09/2025

Jason Isherwood
15 Wilga Street
Elanora Heights 2101
[REDACTED]

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

1. I wish to OBJECT to this application
2. There is little to no regard for the safety of residents on Caladenia and Dendrobium and the potential for loss of life.
The argument that fire evacuation has been considered only reports on the ability of the new residents to stay or evacuate with no consideration of any of the residents further along Dendrobium, Caladenia etc who would actually be in true harms way. Anybody that was here during the early 90s bushfires will recognise evacuation was an issue, there was loss of houses and complete loss of water pressure for any to protect their property. Its all very well saying the new build will all be safe and fire resistant however no thought for those in true harms way.
3. The proposed R3 medium density and the style of house proposed especially for extremely small blocks is not compatible with the surrounds of Elanora Heights in any way
4. The 800m2 subdivision rules applied to every other property in area is to be suspended with no minimum required
5. Once precedence is set, what argument is there against further development of Ingleside originally held back in 2022
6. The entire proposal plays on the Government directive of increasing affordable and diverse housing options without any direct consideration of the local surrounds and neighbourhood
7. There is no consideration of 1000+ cars being added to the already over run Powderworks Rd whether entering Mona Vale Rd (small mention) and nil for access to Garden St/Pittwater Rd
8. The new residents 500-1000 cars will have access to Powderworks via 1 of 2 exits. Adding a roundabout at Wilga/Powderworks will result in massive delays during peak with traffic coming up the hill.
9. With no improvement to Wakehurst Parkway, an additional 500-1000 cars will be battling to enter Mona Vale Rd every time it rains. A trip to drop children at nearby Oxford Falls becomes a 2 hour trip. No development of high numbers should proceed without known correction to

the Wakehurst Parkway.

10. The positioning of two 6 storey apartments in the centre of the development and thus "hiding them from common view" is ridiculous. They will stand above all other building in the centre of suburbia. Again, completely out of character to the suburb.

11. The proposal discusses access to local amenities such as Public Schools - what capacity does Elanora Heights Public School have to increase enrolment by 200,300 potential children of Primary age with no new school being proposed

12. From a personal perspective, our property on 15 Wilga Street will be the most affected property in regards to outlook, noise, interruption and likely loss of value caused by the development

13. The introduction of a main thoroughfare positioned directly across the road from our property is unreasonable when there is a 800m frontage across from no houses opposite the golf course - why position opposite the one resident on Wilga that would be affected?

Having spoken to the majority of properties around the proposed site I am deeply concerned at the lack of communication and opportunity to object. The supposed letter that has been emailed subsequent to my recent email has not been sent to anybody.