
From: [REDACTED]
Sent: 7/10/2025 12:52:30 PM
To: Council Northernbeaches Mailbox
Subject: PEX2025/0001 Wilga St Ingleside
Attachments: FoNLC submission Wilga St Oct2025.docx;

Northern Beaches Council
Attention: Kate Mercieca
Planning Officer

PEX2025/0001
Planning Proposal to Amend Pittwater Local Environmental Plan
at 1-9 Wilson Ave, 7-14 Wilga St and 212-222 Powderworks Rd
Ingleside

Attached is a submission from Friends of Narrabeen Lagoon Catchment
I would appreciate an acknowledgement that you have received this submission
Ron Patton
President, friends of Narrabeen Lagoon catchemnt

Friends of Narrabeen Lagoon Catchment



www.narrabeenlagoon.au

1 October 2025

Northern Beaches Council
Attention: Kate Mercieca
Planning Officer

PEX2025/0001

Planning Proposal to Amend Pittwater Local Environmental Plan at 1-9 Wilson Ave, 7-14 Wilga St and 212-222 Powderworks Rd Ingleside

Our community organisation strongly objects to this Planning Proposal.

We are committed to preserving the remaining bushland in the catchment area of Narrabeen Lagoon.

This proposal is in the upper reaches of the catchment in a high fire prone area. A major development in this area will have impacts in the downstream areas of the catchment.

Strategic planning

This proposal will place an intensive urban development to construct 536 dwellings in an area that is not close to a retail and services centre and is not served by public transport.

This does not comply with any of the current Strategic Planning by Northern Beaches Council or the State Government Planning Policies.

Since 2019, Northern Beaches Council has been involved in the process of consolidating the 4 Local Environmental Plans (LEPs) for the 3 previous Local Government Areas (LGAs) of Manly, Warringah and Pittwater.

This process has involved many studies which have been on exhibition. Many community organisations and individuals made submissions, including submissions from our community organisation.

One of the studies in this process is the Housing Strategy, which provides for higher density residential development around existing retail and service centres. This has been accepted by the State Government's Department of Planning.

The proposal is inconsistent with these Council and State Government Planning policies.

Zoning

The current zoning of the site is RU2 Rural Landscape.

The Draft Northern Beaches LEP which has been adopted by Council and is currently under review by the State Government's Department of Planning, retains the same zoning of RU2 Rural Landscape.

The applicant's documents refer to various State Government's strategic planning documents. These documents have been superseded in this area and are now out of date, particularly in the Ingleside area where the proposed land releases have been extensively reduced due to the **High Risk of Fires**.

Further, the State Government's Planning Policies provide for higher residential densities around existing retail and service centres and transport hubs.

The Planning Proposal is not consistent with the Council and State Government Planning Policies particularly in areas that are subject to high risk of fire.

Transport

This area is not served by public transport and is too far from the local shopping and services area at Elanora Heights. Therefore, all access to these services would be by private vehicles.

Without public transport this medium density residential proposal is not in accordance with good planning principles.

Quality of Life

This area is in a High fire Prone risk area and with Climate Change the occurrence of fires will be increasing.

This will place stress on the residents in this development if it is permitted to go ahead.

The Quality of Life is an essential ingredient to be considered in proposing any residential development.

People's homes should be a peaceful sanctuary where people are able to live without any extra stress due to the environment where the homes are located. This must be an essential factor to be considered in the assessment of this proposal.

The stress due to fire will be increased in dealing with evacuation of residents in this area in this high elevated area.

Fires usually occur on very hot days with strong winds; this means that the embers of fires coming from the west will travel long distances ahead of the fire which will result in a very short notice for evacuation.

The evacuation route available is only to the east along Powderworks Road which extends through an existing built-up residential area.

The traffic report includes the expected increase in traffic during the next 10 years; this shows that this evacuation route will not provide good access in the event of fire.

We consider that it is unacceptable to place homes in this location where there will be extra stress placed on residents due to the likely hood of fire. This will reduce their Quality of Life.

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We consider that it is unacceptable to rezone this site for residential development particularly medium to high density development.

The proposal is inconsistent with the Council and State Government planning policies, and it is in a High Fire Prone area without public transport.

Yours Sincerely

Ron Patton

President, Friends of Narrabeen Lagoon Catchment