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Subject: Online Submission

06/10/2025

MR Veljko Loncar
7 / 19-21 - 19-21 Lismore AVE
Dee Why NSW 2099
[REDACTED]

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

To whom it may concern,

I am a long-standing local resident and member of the Christian community that has gathered at our church since 1949. This site is a vital cultural, educational, and spiritual centre for one of the largest ethnic communities on the Northern Beaches. I strongly object to the proposed development on the neighbouring land and urge Council to reject or significantly amend the proposal to protect our community's safety, privacy, heritage and future growth.

1. Child Privacy and Safety

Over 160 children use our playgrounds weekly for language school, scripture classes and cultural programs. The proposed three-storey buildings on our boundary would directly overlook these areas, destroying privacy and creating serious child-safety risks. Children must not be subjected to constant observation from nearby balconies.

2. Inadequate Buffer and Incompatible Scale

Multistorey buildings built hard against our fence line are wholly inappropriate. A proper buffer zone - road, reserve or open space - is essential to maintain safety, amenity and compatible long-term planning for both sites.

3. Threat to Our Community's Future

Our community plans to expand facilities (e.g. classrooms, childcare, aged care and community housing). A dense, overshadowing development would severely restrict these possibilities and threaten our ability to serve future generations.

4. Protecting Established Rights

For decades our site has hosted language schools, dance groups, scripture classes, youth programs and community events. New residents must not gain the right to complain about or curtail these lawful and long-standing activities. Title encumbrances must protect existing uses and noise levels.

5. Rezoning Request for the Church Site

For the future wellbeing of our community, the church land should be zoned R3. This would allow:

- Education and community services
- Limited residential development for our members
- Facilities supporting day-to-day needs of local residents
- Infrastructure to accommodate ageing populations and young families

Without appropriate zoning, we risk being boxed in and losing the ability to meet community needs.

6. Legal Protections and Title Encumbrances

To prevent future disputes and protect our rights, title encumbrances should be required on

the new development. These should acknowledge and safeguard the church's ongoing activities, noise levels, traffic, and development potential, ensuring residents cannot later attempt to curtail them.

7. Access and Bushfire Evacuation Risks

The proposed development has failed to consider safe and practical access to our property. This omission will significantly impact the functioning of our community facilities and create unnecessary operational difficulties. More critically, it introduces a major safety concern:

- In the event of a bushfire or other emergency, the influx of a large number of new residents - without proper planning for additional access and exit routes - will obstruct safe evacuation from our property.
- A single constrained exit is unacceptable in an area where bushfire risk is well recognised.
- Council must require the development to incorporate proper road planning and secondary exits to ensure the safety of both our community and future residents.

8. Personal and Community Impact

My own family attends Sunday services every week. I am attending scripture classes, language school and folkloric dancing on Fridays and Mondays. I had lots of family celebrations in the church hall, celebrating milestones and important events. This place is our spiritual home, our cultural heart and our extended family.

Our church community has existed on this site since 1949, serving generations. We are one of the most significant ethnic and Christian communities on the Northern Beaches, and our presence is an important part of the area's diversity and heritage.

Conclusion

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

- A proper separation from our boundary
- Protection of children's privacy and safety
- Safeguards for our future expansion
- Recognition of our zoning needs
- Binding legal protections for existing uses
- Correct access planning, including additional evacuation routes, to avoid a dangerous bushfire evacuation failure

As it stands, this development poses an unacceptable threat to the well-being, safety, integrity, and growth of a long-established and thriving community. I trust the Council will act responsibly to protect us.

Sincerely,

Veljko Loncar