
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 8/10/2025 3:29:47 PM
To: DA Submission Mailbox
Subject: Online Submission

08/10/2025

MR George Jovicic
- 10A Regina AVE
Brookvale NSW 2100
[REDACTED]

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

To Whom It May Concern,

I am writing to formally object to the proposed residential development adjacent to the Serbian Orthodox Church of St Sava and community hall in Ingleside, as per the development application currently under consideration by Northern Beaches Council. Our Church and community centre, established in 1949, is a long-standing, thriving Christian community and cultural hub, supporting one of the largest ethnic minority communities on the Northern Beaches. Over 160 children attend weekly activities on our site, including Serbian language classes, traditional dance lessons, and Orthodox Christian scripture. This space is vital for preserving cultural heritage and providing safe, community-oriented activities for our youth and families. I strongly urge Council to take the following critical concerns into account: 1.

****Privacy and Safety of Children**** The proposed two- and three-storey residential buildings directly bordering our Church pose serious privacy and safety risks. Balconies and upper-level windows from neighbouring properties would overlook areas where children play, dance, and learn. This level of surveillance is not appropriate or acceptable in a space dedicated to children's education and cultural development. Children deserve to feel secure and unobserved by strangers while participating in community activities. 2. ****Buffer Zone Requirement**** A ****buffer zone**** between the proposed development and our Church is essential. We propose this be in the form of a public road, open land, or a landscaped reserve to provide both physical and visual separation. Without such a buffer, our community's privacy, safety, and sense of space will be permanently diminished. 3. ****Rezoning of Church Land to R3**** Given the scale of surrounding development, we also request that our Church land be ****rezoned to R3 - Medium Density Residential**** to reflect our community's long-term master plan. This would allow us to meet the evolving needs of our congregation through the development of additional classrooms, change rooms, a library, archives, aged care, childcare, and some residential dwellings that support our community. 4. ****Protection of Existing and Permissible Uses**** We seek assurance that all existing ****permissible uses**** of our land under current zoning will continue without interference. Our Church has operated uninterrupted for over 75 years, and future residential developments should not restrict or threaten long-standing, approved activities (e.g. church services, cultural events, classes, and community gatherings). Residents moving into this new development must accept the established nature of our site and activities. 5. ****Encumbrances on Title to Protect Church Operations**** We request that ****encumbrances or covenants**** be placed on the titles of future lots surrounding our Church, to acknowledge the existing use of our land and to prevent future legal or regulatory challenges to our operation. This is critical in safeguarding the future of our programs and activities from noise complaints or other objections. 6. ****Our Community's Historic and Ongoing Contribution**** The Serbian Orthodox Church of St Sava is

not just a place of worship-it is a **community centre** that has served generations of families in the Northern Beaches. Many of us grew up attending cultural and religious programs at the Church and are now sending our own children. The site is deeply woven into our personal and community identity. We hope Council will recognise and respect the historical significance, cultural contribution, and community value of our Church, and ensure any future development reflects appropriate separation, protection, and planning foresight. In Summary, We Request:

- * Introduction of a **buffer zone** (road/land/reserve) between our Church and any new residential buildings
- * **Rezoning** of our land to R3 to align with surrounding development and allow us to grow
- * Protection of our **existing rights and permissible uses**, and inclusion of **title encumbrances** on neighbouring lots
- * Consideration of the **unique and ongoing community role** our Church has played since 1949

We trust that Council will prioritise equitable planning that respects all parts of the community, especially long-standing institutions that have continuously contributed to the cultural and social fabric of the area. Thank you for your consideration. Kind regards, Dragan Djuric **On behalf of: Serbian Orthodox Church of St Sava - Ingleside Parish Community**

ChatGPT said:

Certainly - here's a professionally reworded version of your letter. It keeps the same structure and arguments but refines the flow, tone, and clarity while avoiding repetition:

To Whom It May Concern,

I am writing to formally object to the proposed residential development adjacent to the Serbian Orthodox Church of St Sava and community hall in Ingleside, as outlined in the current development application before Northern Beaches Council.

Established in 1949, our Church and community centre have long served as a vibrant Christian and cultural hub for one of the largest ethnic minority communities on the Northern Beaches. Each week, more than 160 children attend programs on our site, including Serbian language classes, traditional dance, and Orthodox Christian scripture. This space plays a vital role in preserving our cultural heritage and offering safe, community-focused activities for families and youth.

I respectfully ask Council to consider the following key concerns:

1. Privacy and Safety of Children

The proposed two- and three-storey residential buildings directly adjoining our property pose serious privacy and safety risks. Balconies and upper-level windows from nearby dwellings would overlook areas where children play, learn, and participate in cultural activities. This creates an unacceptable level of exposure and surveillance within what should remain a secure, child-focused environment. Children must be able to learn and play free from observation by neighbouring residents.

2. Need for a Buffer Zone

A buffer zone between the proposed development and our Church is essential to protect both privacy and safety. We recommend this take the form of a public road, open land, or landscaped reserve to ensure appropriate physical and visual separation. Without this buffer, our community's long-standing sense of space, safety, and identity will be permanently compromised.

3. Rezoning of Church Land to R3

Given the scale and nature of surrounding developments, we request that our Church

property be rezoned to R3 - Medium Density Residential to align with the broader area. This change would support our community's long-term master plan, allowing us to provide additional classrooms, change rooms, a library, archives, aged care facilities, childcare services, and limited residential accommodation for our community members.

4. Protection of Existing and Permissible Uses

We seek Council's assurance that all current permissible uses of our site will continue without interference. For more than 75 years, our Church has hosted services, cultural celebrations, educational programs, and community gatherings. Future developments should not restrict or challenge these long-standing, approved uses. Prospective residents must be made aware of - and accept - the established nature of our Church's activities.

5. Encumbrances on Titles to Safeguard Church Operations

We request that appropriate encumbrances or covenants be placed on the titles of future lots adjoining our Church, recognising our ongoing operations and protecting them from potential disputes, including noise or activity complaints. This measure is crucial to preserve our ability to deliver educational, cultural, and religious programs for future generations.

6. Our Community's Historical and Cultural Contribution

The Serbian Orthodox Church of St Sava has, for generations, been more than a place of worship - it is a cornerstone of community life on the Northern Beaches. Many families who once attended our programs as children now bring their own children to participate. The site is an enduring symbol of cultural continuity, faith, and belonging.

In Summary, We Request:

Establishment of a buffer zone (road, open space, or reserve) between our Church and any new residential buildings

Rezoning of our land to R3 to align with surrounding development and enable future growth

Protection of all existing rights and permissible uses, supported by encumbrances on adjoining titles

Recognition of the historic, cultural, and social significance of our Church and community

We trust that Council will uphold principles of fair and balanced planning that respect long-standing community institutions and their invaluable contributions to the cultural fabric of the Northern Beaches.

Thank you for your attention and consideration.

Kind regards,