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Sent: 6/10/2025 8:43:48 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

06/10/2025

MR Christian Bickel
- 6 Konda CL
Bayview NSW 2104
[REDACTED]

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

To whom it may concern,

I am writing as a long-standing local resident and a member of the Christian community that has gathered at our church since 1949. This church is not only a place of worship but also a vital cultural, educational and social hub for one of the largest ethnic minority communities on the Northern Beaches. I strongly object to the proposed development on the neighbouring site and ask Council to reconsider or require substantial changes to protect our community, our children and our future.

1. Loss of Privacy for Children

Our church grounds and community facilities are used weekly by around 160 children attending language school, scripture classes, folkloric dance and other programs. The proposed three-storey buildings directly on our shared boundary will overlook our playgrounds and activity areas. Children will lose their privacy entirely, and parents will no longer feel secure allowing them to participate in outdoor classes or play during breaks.

2. Safety and Wellbeing Concerns

Our young people should not feel as though they are being watched from nearby balconies or windows. The idea that residents in a dense development could observe children so closely is deeply unsettling. Child safety, both real and perceived, must be paramount. Overlooking from such proximity creates unacceptable safeguarding risks.

3. Need for a Proper Buffer Zone

There must be a meaningful physical separation - such as a road, reserve or open space - between any new development and our church property. Constructing multistorey buildings directly on our fence line is inappropriate and incompatible with our long-standing community use. A buffer is essential to ensure safety, amenity and reasonable future planning for both sites.

4. Protecting Our Ability to Expand

Our community is growing, and the church must retain the right to build additional facilities such as:

- Classrooms and activity rooms
- Changerooms and storage
- A library and archive space
- Childcare and aged care services
- Community housing or townhouses to support vulnerable members

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A dense, overshadowing development right on our boundary could block or limit these

essential long-term plans.

5. Preserving Established Operational Rights

Our recurring programs - dance classes, scripture, language school, youth gatherings, hall hire for community and private events - have been in place for decades. These uses must remain protected. New residents must not gain the right to complain about or restrict activities that already exist and serve hundreds of local families.

6. 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.

7. 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.

8. 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.

9. Personal and Community Impact

My own family attends Sunday services every week. My children go to scripture classes, language school and folkloric dancing on Fridays and Mondays. We hold our private family celebrations in the church hall throughout the year. This place is our spiritual home, our cultural heart and our extended family.

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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 wellbeing, safety, integrity and growth of a long-established and thriving community. I trust the Council will act responsibly to protect us.

Sincerely, Christian Bickel