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

08/10/2025

MR George Banjanin
11 Wudgong ST
Mosman NSW 2088
[REDACTED]

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

Attention: Kate Mercieca

Re: PEX2025/0001 - Planning Proposal - amend Pittwater Local Environmental Plan for land at 1-9 Wilson Avenue, 7-14 Wilga Street and 212-222 Powderworks Road, Ingleside.

We write as concerned members of the Serbian Orthodox Church St Sava Community at 5 Wilson Avenue, Ingleside. We have been involved in this vibrant community for many years, having attended the Church and Hall for a multitude of both religious and social gatherings since the 1990s. We were married here, our children were christened here and our three children are part of the 160 children that attend language classes, scripture classes, folkloric dancing and other educational programs. The Church is an integral part of the Australian Serbian Community on the North Shore and Northern Beaches of Sydney.

We strongly object to the proposed planning proposal as lodged and have the following concerns.

Concurrence of owners

The Proponent has failed to obtain Concurrence of all owners of land proposed to be rezoned prior to lodgement of their Proposal.

The Department of Planning and Environment's 'Local Environmental Plan Making Guideline' states the following for Proponent-initiated planning proposals:

'A landowner, developer or an individual seeking to amend the zoning or development standards that apply to land they own or have an interest in may initiate a planning proposal.'

The Planning Proposal seeks to rezone the entire block bounded by Powderworks Road, Wilson Avenue and Wilga Street. As shown on the Masterplan prepared by Place Design Group in Part 6 of Appendix A in the Submission, The Proponents do NOT have an interest in all properties, nor have they obtained concurrence from all properties.

Evacuation Routes

The Evacuation Plan in Appendix A Part 6.2 of the Proponent's Submission relies on properties not controlled by the Proponent for their evacuation routes. Whilst a north route to Powderworks Road is maintained as well as the south exits to Wilga Street, the eastern route to Powderworks Road relies on access through properties not controlled by the Proponent. There are no guarantees that these properties will be obtained by the Proponent nor that they will be developed as part of the Master Plan. Therefore these evacuation routes can not be relied upon.

Issues from past rezoning attempts unresolved

Rezoning in this area has been discussed since the 90s, with the most recent attempt being

the Ingleside Place Strategy in 2016 which NSW Planning advised was not proceeding in 2021 after years of community consultation and feedback from consultants.

Whilst the Ingleside Place Strategy envisaged 3400 dwellings, the same issues remain with a still sizeable 536 dwellings. NSW Planning advised that the Ingleside Place Strategy was not proceeding for a number of reasons, including bushfire risk, bushfire evacuation, infrastructure, traffic and access. These items have not been addressed by the Proponent nor have they improved in the past few years.

Infrastructure - Ingleside is still a rural area and lacks public infrastructure. There are no shops closer than Elanora Heights and public transport is minimal.

Access and Traffic - Powderworks Road is a two lane road, feeding Mona Vale Road to the north (which despite works in the last few years has still not been upgraded) and Garden Street to the east (which leads to the increasingly busy Warriewood Valley). There is also an alternative route to Wakehurst Parkway, a road which closes under heavy rain due to flooding. Due to the minimal public transport in the area, driving will be the most used method of transport for residents, adding to existing traffic problems on these access routes.

Bushfire risk and evacuation - 'The Bushfire Risk Study commissioned by the Department of Planning, Industry and Environment in 2018 showed the potential of the Ingleside Precinct to be exposed to extreme to catastrophic bushfire risk, as well as concerns about the ability to evacuate the precinct safely in a bushfire event.' (Source: NSW Planning Website for Ingleside). This has not changed, the bushfire risk is ever present and the ability to evacuate the precinct safely due to Mona Vale Road not being upgraded has not improved.

Apartment building height

6 Storey Apartment Buildings are proposed for the centre of the site. The Proponent has included example imagery of similar development to the proposed in Harold Park, located in Forest Lodge. However, Forest Lodge is in inner city Sydney, surrounded by many medium and high density developments. Ingleside is currently a predominately rural area. There are no precedents for a 6 storey development in the vicinity of site. The closest apartment building is a three storey shop top housing building in Elanora Heights. The closest six storey buildings would be in Warriewood or Mona Vale, both much more established areas serviced by shops, infrastructure, public facilities, high volume access roads and frequent public transport.

Ingleside has nothing of the sort.

Whilst there are many cases of upzoning at the moment due to the Government's 'Low and Mid-Rise Housing Policy' where R3 sites within 400m of a town centre could potentially be developed for a 6 storey apartment building, Ingleside does not fit the criteria for LMR development. Ingleside is located almost 3km away from the nearest town centre (Mona Vale).

Impact on the church

The proposed development has insensitively located housing along two boundaries of the Church Property, with windows on the second floor of this housing looking directly in. The Proponent has not taken into account acoustic impact both on the Church Property but also from the Church Property. Should Council proceed with the Planning Proposal, we believe it would be beneficial for all parties to ensure a buffer zone along the east and south boundaries of the Church Properties (similar to the Riparian Corridor on the west boundary) to ensure the continued enjoyment of the Church property for members of the Church Community and limit complaints in the future from potential future neighbours.

Whilst we understand the need for additional housing and the Government's emphasis on affordable housing, we believe that the Proposal is flawed in a number of areas as outlined above and respectfully request that the Proposal be refused or deferred until these issues are

addressed.

Regards
George & Dragana Banjanin