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30/09/2025

MRS Deanne Crowther
184 Ocean ST
Narrabeen NSW 2101
[REDACTED]

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

1. Is the high density in the right place? High-rise is supposed to be located within 400m of mass transit, this is 4.4km. It is too far from shops and services, and has none proposed, is too small to have its own, so has no 'centre'. This is place-planning 101.
2. Dislocation from village centres means all residents will be 100% car dependent - this is inherently unsustainable for a new development.
3. Traffic impacts will be felt across Ingleside, Elanora and North Narrabeen: Powderworks Rd is already beyond capacity in AM and PM peaks, and much of the weekend. The rat-runs through Elanora and North Narrabeen will be used even more, but are not designed to handle heavy traffic, with impacts on residents there.
4. Walking and cycling from Wilga-Wilson is problematic.
5. Bushfire evacuation would create massive congestion on Powderworks Rd, the application has no evacuation plan.
6. Precinct has no sewer services, major upgrade required to connect to Warriewood STP (has Sydney Water even agreed?) with excavation disruption downstream. Water service also inadequate.
7. Anything above two storeys is contrary to the current DCP which was settled after years of full community consultation - does this application have the legal or moral right to toss that out?
8. Is the proposal a 'trojan horse' to develop the rest of Ingleside in line with the 'Towards 2040' strategy? If so, the high rise high density is still in the wrong place, as Ingleside's new centre would be further up Manor Rd.
9. Application says "only 88 children" are expected to live there. Where did that estimate come from? - it will obviously have a lot more children if the dwellings are the least bit affordable. What consultation has there been with Elanora School - they need years to plan for sudden expansion.
10. Previous Ingleside rezoning was refused because of bushfire issues - nothing has changed, so...??? The coroner's report after the 1994 fires that razed Ingleside and destroyed 12 houses in Elanora has still not been implemented.
11. Proposed riparian zone protection is inadequate.
The applicants bought the land knowing the risk of not being able to develop it.
12. Not all land owners in the precinct have signed up to this. The community does not owe the applicant a return at any cost - scale back the proposal to two storey houses at most.