
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/10/2025 6:03:48 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

07/10/2025

MR Peter Connor
2 Adina RD
Curl Curl NSW 2096
[REDACTED]

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

Dear Sir / Madam, I spend a great deal of time at my families house in Elanora Heights and i strongly object to the proposal of blanket R3 zoning at the the Wilga / Wilson precinct as per:

I object to this application due to

- Fire evacuation for existing residents of Wilga St, Mirbelia Pde, Dendrobium Cres and Caladenia Close has not been taken into consideration. Most of these properties have live stock and in the event of evacuation residents would also be towing horse/live stock floats. The existing residents would be in serious harms way of a bush fire as seen in the bush fires that occured in January 1994. Northern Beaches Council needs no reminder of these fires. Below is a link to the Northern Beaches website history page showing pictures of the homes lost during the January 1994 bush fires. First link shows Dendrobium Cres and Caladenia Close, their only way out is via Wilga St/Powderworks Rd. Having 536 new dwellings in Wilga Street would block their exit in the event of a bush fire. You mention certain evacuation stats in your report but when you lose water supply like most residents did in January 1994 fires the ability to stay and protect your home is not an easy task. Many would leave their homes to protect their families, pets and live stock.

<https://northernbeaches.recollect.net.au/nodes/view/5943>

<https://northernbeaches.recollect.net.au/nodes/view/114>

- It was identified during previous applications, Angus Gordon OAM (ex General Manager of Pittwater Council) being an engineer made statement that the water treatment site at Warriewood wasn't able to cope with more systems upstream. This is a major concern
- There is no consideration of 1000+ cars being added to the already over run Powderworks Rd whether entering Mona Vale Rd (small mention) and nil for access to Garden St/Pittwater Rd.
- The proposed new residents 500-1000+ cars would have access to Powderworks Road via 1 of 2 exits. Adding a roundabout at Wilga/Powderworks will result in massive delays for the whole area. At present in morning peak hour there is a wait of up to 4- 5 minutes to turn right or left out of Wilga St onto Powderworks Road. Once on Powderworks Road you then join a line of cars waiting for the traffic to move. When it's raining and The Parkway is closed this becomes an even greater issue
- Adding mass development on a thin single lane arterial connection road (Powderworks Rd) should not be considered

- With no improvement to Wakehurst Parkway, an additional 500-1000+ cars will be battling to enter Mona Vale Rd every time it rains. No new mass housing should be considered until a known correction of Wakehurst Parkway has been identified
- The positioning of the proposed apartments in the centre of the development and thus "hiding them from common view" is completely untrue. This would be an eyesore to the whole suburb. They will stand above all other buildings in Elanora Heights. There is not one building/structure higher than 3 storeys in Elanora Heights
- The proposed R3 medium density and the style of house proposed especially for extremely small blocks is not compatible with the surrounds of Elanora Heights in any way nor anywhere on the Northern Beaches
- The 800m2 subdivision rules applied to every other property in area is to be suspended within this precinct with no minimum required
- The entire proposal plays on the State Government directive of increasing affordable and diverse housing options without any direct consideration of the local surrounds and neighbourhood
- The proposal discusses access to local amenities such as Public Schools - what capacity does Elanora Heights Public School have to increase enrolment? Our local Elanora Heights shop parking is already at maximum for the current locals
- Not all residents are completely against development - just the enormous scale of the proposal put forth. A complete rezoning to R2 for instance to match the character throughout the area whilst supporting the safest outcome, would likely be supported as the one exit could probably support an increase of say 130 homes but not 536