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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

08/10/2025

MRS Anne Kauffmann
10 The Greenway ST
ELANORA HEIGHTS NSW 2101
[REDACTED]

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

I strongly oppose the rezoning and development proposed at Wilga St, Wilson St precinct Ingleside/Elanora Heights on the following grounds:

1. Emergency egress has not improved since the 2022 decision - existing egress is severely compromised when Wakehurst Parkway closes in heavy rain.
2. limited access to Northern beaches hospital via Wakehurst Parkway or Mona Vale Road
3. Mona Vale Road remains unfinished - single lane merge creates congestion on a daily basis with existing density - rezoning approval will create further bottleneck and restrict access for emergency services.
4. The rezoning does not reduce bushfire risk and increases combustion risk to current properties adjacent to the proposed rezoning.
5. Limited public transport increases the number of vehicles using existing roads - no proposal for increasing egress or transport options.
6. Inadequate poorly maintained roads resulting in potholes that cause damage to vehicles and create hazards to vehicular traffic.
7. Current application for the redevelopment of the Narrabeen RSL site will increase pressure on Powderworks and Rickard roads which are already load limited and inadequate.
8. Existing Elanora Heights town centre is at capacity with limited parking and services. recent closure of Elanora Heights Post Office and Newsagency has reduced services available including banking services.
9. Environmental Impact remains unchanged from the 2022 decision with Mullett Creek running through the proposed rezoning area. Potential contamination will increase risk of runoff into Narrabeen lagoon, increasing risk to wildlife and human users.
10. If rezoning is considered essential, rezoning to R2 low density is more in keeping with existing density in adjoining Elanora Heights with less environmental impact and less pressure on existing infrastructure.

Thank you for the opportunity to provide feedback.