
From: Antonietta Lorenti
Sent: 23/09/2025 4:20:33 PM
To: Council Northernbeaches Mailbox
Subject: PEX2025/0001
Attachments: Wilga St Inglesie Plan Sumission FL 20250923.pdf;

Please find attached an objection re planning proposal ref PEX2025/0001 on behalf of the Estate of the Late Francesco Lorenti (161 Powderworks Road Elanora Heights)

23 September 2025

Antonietta Lorenti
On behalf of the Estate of
the Late Francesco Lorenti
161 Powderworks Road
Elanora Heights

Submission Re – 1-9 Wilson Ave, 7-14 Wilga St and 212-222 Powderworks Rd, Ingleside
Your Ref: PEX2025/0001

As a resident of Elanora Heights, I am writing to lodge my objection to the current plans for the development of Ingleside. Whilst I am not against development per se the current plans raise a number of concerns.

Character of Ingleside/ Elanora Heights

- The proposed development includes apartments and medium density housing which is in not at all in keeping with the current character of either Ingleside or bordering suburb of Elanora Heights.
- To maintain the suburbs integrity all blocks should be a size in keeping with the current character and allow for suitable family housing e.g.: minimum 600 sqm blocks.
- The positioning of 2 6 storey apartment blocks in the centre of the development, hiding them from view is absurd as they will tower over all other buildings. This is completely out of character with the suburb.

Traffic

- The proposal would have a detrimental impact on traffic on Powderworks Road. During peak hours (and across the summer months) there is considerable congestion on Powderworks Road both entering / exiting particularly at the Monavale Road & Garden Street intersections.
- The current plan does not consider safe crossings for pedestrians which is already a problem on Powderworks Road. This will only be exacerbated with the proposed medium density housing and additional traffic congestion.
- Adding roundabouts on Powderworks Road will not facilitate traffic flow but will create additional bottlenecks for the surrounding streets.
- The current plan does not adequately consider additional traffic that utilise Powderworks Road and Elanora Road in times of flooding in Warriewood and along Wakehurst Parkway.
- With the no firm plan for the upgrade of the western end of Monavale Road the congestion will only be made worse at the Powderworks intersection as 2 lanes of traffic merge into one just past Bahai Temple.

Fire Evacuation

- The fire evacuation plan is inadequate as it only considers one exit route. This does not take into consideration that the potential fire could surround the area from potentially 3 sides including coming up from Warriewood through the back of Elanora impacting the current escape route.

As previously stated, I am not against the development of Ingleside. I believe 536 new dwellings will have a detrimental impact on the area, current residents and already clogged local road network. The plan needs to be in keeping with the current nature of the area, taking into consideration the impact on surrounding suburbs as well as Ingleside itself.

Yours Sincerely

Antonietta Lorenti