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02/10/2025

MR Bruno Storniolo
- 83 Powederworks RD
NORTH NARRABEEN NSW 2101
[REDACTED]

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

To Whom It May Concern,

I wish to formally object to this application. After careful review, I have significant concerns regarding the safety, amenity, infrastructure, and overall suitability of the proposed development for Elanora Heights and its surrounds. The documentation provided is misleading and does not give the community a fair or accurate understanding of the serious issues this proposal would create.

1. Bushfire and Safety Risks

The proposal demonstrates little to no regard for the safety of existing residents on Mirbelia, Caladenia, and Dendrobium, who are already in bushfire-prone areas. The documentation only considers evacuation options for new residents, with no assessment of the impact on existing residents further along Dendrobium and Caladenia, who would be placed directly in harm's way during a fire emergency. This represents a serious oversight and a risk to life.

2. Incompatible Housing Density and Character

The proposed R3 medium-density housing on extremely small blocks is entirely incompatible with the established character of Elanora Heights. Detached housing on 300m²-400m² blocks and six-storey apartments in the centre of the suburb would be completely out of character for the area, eroding the unique identity and community feel.

3. Unfair Suspension of Subdivision Rules

The application seeks to suspend the 800m² subdivision rules applied to all other properties in the area. Allowing this precinct to bypass minimum requirements is inconsistent, unfair, and sets a dangerous precedent.

4. Misuse of Government Housing Directives

While the government directive to increase affordable and diverse housing is acknowledged, this proposal ignores the critical need to balance growth with local suitability. It shows no real consideration for the local surrounds, infrastructure, or neighbourhood character.

5. Traffic and Transport Overload

The most pressing concern relates to traffic congestion and road safety:

- Powderworks Road is already overloaded and unsafe, with no capacity for an additional 500-1000 cars.
- No proper consideration has been given to the impact on Garden Street and Pittwater Road access, which are already under strain.
- Introducing roundabouts at Wilga/Powderworks will only create massive delays during peak periods.
- With no improvements planned for Wakehurst Parkway, additional traffic will make school drop-offs at Oxford Falls unworkable, potentially turning them into two-hour trips every time it rains.

6. Scale and Height of Development

Positioning two six-storey apartment blocks in the centre of the suburb, under the pretense of "hiding them from common view," is misleading. These buildings will dominate the skyline, stand well above all other homes, and are grossly out of character with the area.

7. Strain on Public Amenities

The proposal discusses access to local amenities such as schools but provides no solution for the reality of increased demand. Elanora Heights Public School would face enrolment pressure from an additional 200-300 primary-aged children with no new school planned. This is wholly inadequate and irresponsible planning.

Conclusion

This development is fundamentally flawed. It prioritises density and developer interests over safety, fairness, and community wellbeing. It misrepresents impacts in its documentation, underestimates the scale of issues such as traffic, and dismisses the unique character of Elanora Heights.

For these reasons, I strongly object to the approval of this application and urge council to reject it in the best interests of the community.