
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/10/2025 3:28:21 PM
To: DA Submission Mailbox
Subject: Online Submission

06/10/2025

MISS Ashleigh Wiseman
8 Mirbelia PDE
Elanora Heights NSW 2101
[REDACTED]

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

Objection to Proposed Development - Wilga Wilson Precinct (Rezoning from Rural to Medium Density R3)

BUSHFIRE RISK - POTENTIAL LOSS OF LIFE

As a resident and member of the Garigal Deep Creek Residents Association, I strongly object to the proposed rezoning and development at the Wilga Wilson precinct.

The proposed construction of 536 residences and the introduction of over 1,000 additional vehicles would place existing residents - already living within a designated flame zone bushfire area - at serious risk of loss of life due to inadequate evacuation routes.

This concern has been raised previously in 2017 and 2021, with coroners' reports also highlighting the same danger: the unsafe evacuation procedures and limited egress from a no-through road would lead to severe congestion on Wilga Street during an emergency. The Powderworks Road exit remains inadequate for safely evacuating residents in the event of a major bushfire.

INADEQUATE ROAD INFRASTRUCTURE

The proposed addition of a roundabout at Powderworks Road and Wilga Street will do nothing to improve emergency egress. The same volume of vehicles would still be forced onto a single, congested Powderworks Road. Even with a central access road through the new development, the risk to life remains critical in a catastrophic bushfire event.

INAPPROPRIATE BUILDING SCALE AND DENSITY

Elanora Heights is a suburb characterised by predominantly single-level homes, with only occasional two-storey dwellings. The only existing three-level buildings are located near the village centre, where public transport access is available.

The proposal for a six-level apartment block is entirely inappropriate and inconsistent with the area's character. Such a structure would not blend harmoniously with the natural surroundings and would be better suited to major transport hubs with adequate infrastructure to support higher density living.

While I support R2 zoning for low-density, single-level and some two-level homes that reflect the existing neighbourhood, I strongly oppose the construction of multi-storey complexes. These developments are out of character with Elanora Heights and pose unacceptable safety

and environmental risks

Regards,
Ashleigh Wiseman