
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

19/09/2025

MRS Sally Isherwood
4 / 26 - 1073 Richmond AVE
Dee Why NSW 2099
[REDACTED]

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

To: Northern Beaches Council
Re: Objection to Proposed Development - Wilga Street, Elanora Heights

Dear Councillors,

I write to strongly object to the proposed development at Wilga Street, Elanora Heights. While I understand the need to provide for future housing, the scale and nature of this application present unacceptable risks and impacts for the existing community.

Bushfire and Evacuation Risks

This proposal does not adequately address the reality of evacuation in the event of a bushfire. Residents of Wilga Street, Mirbelia Parade, Dendrobium Crescent and Caladenia Close have only one way out-via Wilga Street and Powderworks Road. Many properties also keep horses and livestock, which would require towing floats during evacuation. Adding more than 500 new dwellings would make a safe exit virtually impossible.

The January 1994 bushfires remain a devastating reminder of what can happen in our area when evacuation routes are blocked and water supplies fail. During that event, residents lost the ability to defend their homes and were forced to flee with their families and animals. History shows us how dangerous this situation can become, and it should not be repeated.

Infrastructure and Water Supply

Angus Gordon OAM, former General Manager of Pittwater Council and a qualified engineer, has previously confirmed that the Warriewood water treatment facility cannot cope with additional upstream systems. This unresolved issue makes the proposed scale of development unsustainable from the outset.

Traffic and Road Safety

Traffic congestion on Powderworks Road is already severe. In peak hours, residents face long waits to exit Wilga Street, only to join a line of stationary traffic. The proposed roundabout at Wilga and Powderworks will not resolve this issue-it will exacerbate it. When The Parkway is closed due to flooding, Powderworks Road becomes the sole route for the entire area. Adding 1,000+ cars will create dangerous gridlock. Without any planned improvements to Wakehurst Parkway, the strain on Mona Vale Road will also worsen dramatically.

Scale and Character of the Proposal

The development seeks to introduce apartment blocks and medium-density housing on very small lots, completely out of character with Elanora Heights and the broader Northern Beaches. No structure in Elanora Heights exceeds three storeys, yet these apartments would dominate the landscape and permanently alter the village atmosphere of our suburb. The proposal also seeks to suspend the long-standing 800m² subdivision rules that apply to all other residents. This inequitable treatment undermines community trust in planning processes.

Community Impact

The submission suggests residents will benefit from access to local schools and shops. In reality, Elanora Heights Public School already operates at or near capacity, and parking at the village shops is often full with current demand. The community facilities simply cannot absorb such an influx of new households.

A Reasonable Alternative

Residents are not opposed to all development. What is opposed is the scale and intensity of this proposal. A more measured approach-such as rezoning to R2-would better reflect the existing character of Elanora Heights while allowing for a moderate and sustainable increase in housing. A carefully planned increase of around 130 homes may be feasible; 536 is not.

Conclusion

This application places residents at greater risk in a bushfire emergency, overloads an already stretched road and water system, and disregards the established character of Elanora Heights. For the safety and wellbeing of current and future residents, I respectfully urge Council to refuse this development in its present form.

Yours sincerely,
Sally Isherwood