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

08/10/2025

MRS Kim Sullivan
5 Marinna RD
Elanora Heights NSW 2101
[REDACTED]

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

I am strongly opposed to the proposed development for the following reasons.

As an Elanora resident I know how much traffic strain Powderworks Road is already under. I have worked for the past 8 years in the Ryde area & under take the commute regularly. I have been forced to leave home much earlier than the trip to work requires simply to get out of the 50km section at Wilga Street to avoid the grid lock that regularly occurs to even get to Mona Vale Rd. The fact that there is a proposed roundabout going in at Wilga St will cause more issues than we already have.

The current road infrastructure is already totally inadequate, particularly Powderworks Road, Mona Vale Road and Wakehurst Parkway. A population of the magnitude outlined in the proposal will only negatively impact even further the already strained capacity of the 'main' roads aforementioned. Much has been promised over the years about upgrades of these roads only for those projects to be abandoned and still traffic flow continues to deteriorate year on year. This already challenging situation would only be exacerbated during the development and construction phases of the proposed project and then continue when residents move in. It is not just those residents but also compounded by further additional traffic from those visiting the residents. Public transport is currently very limited with very infrequent services to cater for the local community. The current B1 bus service is already unable to cope with the number of commuters trying to use this service. To add more population to an area where the services provided cannot meet the current demand makes absolutely no sense.

There is only a small retail precinct in Elanora Heights to cater for the local community with limited parking and retail options. The nearest sizeable shopping centre is located at Warriewood Square. The increase in residential density in the proposed development will again place further strain on local roads, particularly Powderworks Rd for those requiring to do more substantial shopping at Warriewood Square.

A significant concern is the limited capacity of the local roads to be able to cope with traffic in the event of evacuation warnings issued for bushfires. Historically, developments have not proceeded due to the inherent bushfire risk. To my knowledge, and based on the climate concerns raised by some members of Council, I cannot see how council can determine that it is no longer a risk to any proposed developments. I understand that the construction of properties in the proposed development would meet bushfire rated standards but how does this impact on evacuation warnings? Do residents stay or leave? What is the impact of smoke

and the risk of smoke inhalation even though the property has been built to a 'bushfire' rated standard?

The Northern Beaches Hospital capacity and capability has been the subject of much media coverage. To increase the residential population in the area can only place further strain on an already stretched medical facility that struggles to cope with its current load.

Dee Why Police Station is the nearest police station that can provide a mobile police response. Mona Vale police station is only manned as a 'shop front' with currently no capability of despatching resources to respond to crimes, incidents or emergencies.

The likelihood is that there will be a demand on local public primary and high schools to cater for the increase in potential student populations and their capacity to accommodate that increase. The lack of sporting facilities and recreational areas is another limiting factor and again, will only place further put a strain on an already under developed road network if they were to be provided as part of the proposed development.

It is obvious that the current stormwater and sewage infrastructure already struggles to cope as has been evidenced during multiple heavy rain events. To add more residential developments to infrastructure that is unable to cope is counterintuitive and potentially puts property and infrastructure at risk downstream.

It is very apparent that the proposed development has engaged consultants who are geared to crafting their report to favour the outcome of those who paid for the drafting of the report. There is no disclosure as to whether any of those responsible have any connection to the local area. Any proposed development would not appear to impact those individuals personally if they have no connection to the area and have little or no regard for the local community and the impact that it will have on us.

We understand there is a need for more housing but this development is not the way forward. The long suffering rate payers of the NB Council are tired of being taken advantage of and now you are putting our safety in jeopardy!

These are just some my concerns and part of the basis for my strong objection to the proposed development.