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03/10/2025

MR Boyana Loncar
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Warriewood NSW 2102
[REDACTED]

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

I am writing to express serious concerns regarding the proposed development adjacent to our church property at 5 Wilson ave Ingleside(St Sava Orthodox Church).As a long-standing member of our church and the broader community, I urge Council to consider the following issues and support appropriate planning decisions that protect the rights and needs of our community.

1. Privacy Concerns

The proposed three-storey residential buildings directly on our boundary pose a significant privacy issue. Over 160 children regularly use our facilities for Sunday school, youth groups, and community events. Having multi-storey balconies overlooking our premises strips these children-and their families-of their right to feel safe and private within our grounds.

2.Safety of Children and Families

Our church is a safe space where children should feel free to learn, play, and grow. The ability for strangers to look directly into our premises from nearby balconies raises serious child safety concerns. The psychological impact of feeling watched or observed during regular church activities cannot be underestimated.

3. Need for a Buffer Zone

A buffer zone-whether in the form of a street, reserve, or landscape barrier-is essential between the proposed development and our church property. This would provide necessary spatial and social separation and respect the unique function of our community space.

4.Protect the Church's Right to Grow

As a growing community hub, our church needs to retain the ability to expand. Plans are underway to construct additional classrooms, changerooms, a library, archive space, childcare and aged care facilities, and even some residential dwellings (e.g. townhouses) to meet the evolving needs of our members. Any planning decisions must ensure that our future development capacity is not constrained by nearby high-density residential projects.

5. Preserve Operational Rights

Our church has hosted long-standing weekly activities including language classes, dance groups, scripture classes, and community events. These are foundational to our mission and identity. We ask Council to ensure these established operational rights are protected, and not compromised by future residents who may raise noise or traffic complaints against pre-existing uses.

6.Rezoning Request

To support our development plans and community services, we respectfully request that church-owned land be rezoned to R3. This would allow for educational facilities, childcare and aged care services, community halls, and limited residential development aligned with our faith-based mission and community needs.

7. Legal Protections for Our Use

We request that title encumbrances or similar legal mechanisms be placed on adjoining properties to safeguard our current and future rights. This would ensure that any future residents are fully aware of our ongoing uses and cannot lodge nuisance complaints that may threaten our operations.

8. Personal Connection

My family and I have been part of this church since the first day we arrived in Australia. My children attend Sunday school here, we gather weekly for worship, and we participate in community service events. This church is not just a place of worship; it is our cultural and social home.

9. Community Significance

Our church, established in 1949, represents one of the largest ethnic minority Christian communities on the Northern Beaches. We are a vibrant, multi-generational community that contributes significantly to local culture, education, and wellbeing. Planning decisions must respect our historical presence and social impact.

In conclusion, I urge Council to seriously consider these concerns in assessing the development proposal and zoning arrangements. We are not opposed to development—we seek balanced, respectful planning that recognises the vital role of community organisations like ours.

Sincerely,

Boyana Loncar