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To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MR Alexander Popovic
189 Garden ST
Warriewood NSW 2102
[REDACTED]

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

To whom it may concern,

The proposed planning development is insufficient to meet the social, cultural and environmental goals under the State Planning Policy and/or the Council's Local Environmental Plan.

This application in its entirety should be rejected on the following basis:

1. The road/parking infrastructure is insufficient to meet the needs of the community let alone even the proposed new occupants of the proposed scheme. The surrounding areas throughout this community are double lane roads for both incoming and outgoing traffic occupying a single lane respectively. There is little to no parking available on the street to accommodate high density parking. This Development Application will create significant traffic issue throughout the entirety of the suburb particularly noting that both Mona Vale and Pittwater Road are integral arterial roads leading to the City from the Northern Beaches. This development application will lead to higher density resulting in more cars on the road and result in greater wait times and higher risk of injury to Pedestrians.

There is little to no street parking available in the proposed area and the current development application does not provide adequate parking for the occupants and/or visitors or trades attending to construct the property.

Stormwater Drainage.

The Development Application does little to address the impacts of stormwater runoff. Much of the land surrounding the proposed area is green area, farmland etc. Much of the surrounding infrastructure has not been upgraded in recent years. The entirety of the infrastructure along Ingleside will need to be updated to accommodate the request for appropriate stormwater drainage to prevent flooding and pooling of water in adjacent blocks and further impacts throughout Ingleside as a whole.

Public Transport.

The Development Application has not taken into consideration the impacts of high density on an already struggling and limited bus service. The current public transport which will be the only suitable transportation for a large population growth is insufficient and not able to

accommodate for the requests. Further, access by buses is limited to only 1 an hour in either direction which will result in greater need for other cars and/or other forms of transport to accommodate the higher density of people frequenting this area.

Public Safety.

The proposed area is insufficient for higher density within the suburb. Limited street lighting, uneven or non-existent foot paths or pedestrian access. This will in turn lead to greater chance for anti-social behavior which has already plagued the community and in turn will create issues for an largely elderly community surrounding the proposed site.

Cultural Impacts

The proposed site is bordering a significant large church for the Serbian People. The first church built in Australia of the same domination of faith. The proposed development will largely create issues of noise, pollution and impact the practice during the construction and also into the future.

Unsuitable Building Height & Density

The proposal for a six story apartment complex is incompatible with the low density, residential character of Elanora Heights. The current neighborhoods are only 1-2 stories homes. This will be a visually intrusive design which would be suitable to an area such as Chatswood but not this suburb.

This application should not accepted nor any revision. High density living is not the reason why people have decided to live in Elanora.

Thanks,