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To: DA Submission Mailbox
Subject: Online Submission

23/09/2025

MS Felicity Allen
61 - 61 Powder Works RD
NORTH NARRABEEN NSW 2101
[REDACTED]

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

I am writing to object to the proposal to amend the Pittwater Local Environmental Plan for land at 1-9 Wilson Avenue, 7-14 Wilga Street and 212-222 Powderworks Road, Ingleside, and to object to the development proposed.

The development proposed is completely out of character with the surrounding area. Re-zoning RU2 to R3 is an unreasonable jump in zoning. In particular, the building of several six storey apartment blocks will destroy the environmental living feel of the Ingleside/Elanora/North Narrabeen area.

As one who often commutes in peak times, I also question the traffic data supplied about average delays at the key intersections. In AM peak times, it is not uncommon to be waiting 10-15 minutes at the Powderworks/Mona Vale Rd and Garden St/Pittwater Rd intersections. The addition of up to 1100 cars to the area will significantly worsen an already existing problem. The Mona Vale Rd intersection will be particularly affected on the days where the Wakehurst Parkway is closed, where delays will be awful.

The bushfire risk reporting is also concerning in that it implies that bushfires don't happen in peak traffic times. I find this to be dangerous reporting, and coupling this with the questionable traffic statistics used, it raises serious concerns about what is being presented. There is genuine concern for the safety of residents on Mirbelia, Caladenia and Dendrobium streets in the event of a bushfire.

Along with concerns about the number of cars likely to come into the area is the question of parking. It is a common occurrence with new apartment blocks that insufficient parking is provided. This might be acceptable in a more urbanised part of Sydney, but the site of the proposed development has very limited public transport so residents will be reliant on the use of cars. These cars will need to park somewhere, and the potential overflow onto streets outside the development will not be possible, with parking already very limited.

With all this in mind, the proposed re-zoning and development is unreasonable and should not be allowed to proceed.