
From: Roz Pursey
Sent: 13/09/2025 12:57:10 PM
To: Council Northernbeaches Mailbox
Subject: PEX2025/0001 - Submission on Development Application – Wilga Wilson Precinct, Ingleside

Dear Northern Beaches Council,

Please find below my submission on the Development Application for the Wilga Wilson Precinct, Ingleside.

I attempted to lodge this through the online portal; however, the dropdown fields are not currently working on Chrome or Safari, which prevented me from completing the process.

**Submission on Development Application – Wilga Wilson Precinct, Ingleside
PEX2025/0001**

Dear Sir/Madam,

I am writing **in support** of the proposed development at the Wilga Wilson Precinct, Ingleside. I believe this project has the potential to deliver much-needed housing diversity and local amenity for our community.

However, in giving my support, I would like to highlight several important matters that should be addressed as part of the approval process:

1. Schooling Impacts

The planning documents indicate that families moving into the precinct will rely on existing local schools, including Elanora Heights Public School and Narrabeen Sports High School. Both schools already face capacity pressures. I request that the NSW Department of Education provide a clear commitment either to:

- * ·upgrade capacity at these schools, or
- * ·deliver a new school within the Ingleside release area.

Without such a commitment, the influx of students from over 500 new dwellings will place unacceptable strain on local education infrastructure.

2. Traffic and Transport

Traffic modelling shows that all traffic generated by the precinct must use Powderworks Road, which already suffers from congestion, steep topography and limited capacity. The proposed new roundabout and intersections are helpful, but they will not resolve the bottleneck at the Garden Street / Powderworks Road interchange.

I ask that Northern Beaches Council and Transport for NSW commit to:

- * ·upgrading the Powderworks Road / Garden Street interchange, and
- * ·investigating an additional accessway from the precinct to Pittwater Road, to avoid overloading the single existing corridor.

Furthermore, with local bus services being progressively reduced, the State Government should commit to improving public transport to serve Ingleside residents, ensuring that the precinct is not car-dependent.

3. Bushfire Safety

Bushfire assessments acknowledge exposure to hazards from bushland to the north and west, and identify Bushfire Attack Levels (BAL) across the site. The NSW Rural Fire Service has been consulted and raised concerns regarding safe evacuation and road capacity.

I request that:

- * ·these concerns be fully addressed before approval,
- * ·evacuation modelling be stress-tested under catastrophic fire scenarios, and
- * ·all future homes in higher-risk areas be constructed to meet the relevant BAL standards under *Planning for Bushfire Protection 2019*.

4. Local Amenity and Commercial Space

The current plan provides only a small allocation of retail/commercial space within the apartment buildings. This is not sufficient to create a truly vibrant neighbourhood.

I ask that Council require greater provision of ground-floor commercial space in the apartment buildings to allow for:

- * ·a small supermarket,
- * ·local shops and services, and
- * ·potentially a childcare facility.

This will reduce car dependency, support the community, and help the precinct become a lively local centre rather than just a residential estate.

Conclusion

I support the rezoning and development of the Wilga Wilson Precinct. However, I urge Council, the NSW Government, and the Department of Education to ensure that commitments are made to address the impacts on schooling, traffic, transport, bushfire safety, and local amenity.

With these commitments in place, the development can deliver real benefits for new and existing residents alike.

Yours faithfully,

Roz Pursey

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