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

14/09/2025

Steven McCauley
229 Powder Works Rd
Elanora Heights 2101
[REDACTED]

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

I wish to strongly OBJECT to this application.

- The proposed R3 medium density and the style of house proposed especially for extremely small blocks is not compatible with the surrounds of Elanora Heights in any way.
- Once the precedence for this type of development is set, how can existing residents argue against further development of the area such as the Ingleside development from 2022
- There was no direct consideration of the local surrounds and neighbourhood however the proposal is playing on the directive of increasing affordable housing and diverse housing options
- There is no additional consideration of infrastructure in the area: with an additional 500-1000 households and no infrastructure to support it, that would add well in excess of 500 additional cars to an already congested area. These additional cars will cause extremely lengthy delays during peak hour. On days when the Wakehurst is closed due to heavy rains, the traffic can back up from the lights at Mona Vale Road all the way down to Kalang Road. Adding hundred, maybe even nearly a thousand more vehicles to that will make massive delays on Powderworks Road a daily occurrence
- Powderworks road around Wilga st is already dangerous with many people speeding around the area and accidents occur regularly, extra pedestrians and cars from this development will increase the likelihood of accidents
- there could be hundreds of new primary school aged children enrol at Elanora Heights Public school which would not have the capacity to accommodate that many new enrolments meaning the education of all primary school aged children attending the school would be affected
- A development including 6 storey buildings in this area is ridiculous. These buildings are significantly taller than all existing structures in the local area and are completely out of character for the area.

There are a significant number of issues that need to be addressed before a rezoning and development proposal are approved and the local common should be consulted. We live directly across the road from this proposed development and have not been notified or consulted in any way.

This would without a doubt negatively impact the value of all surrounding properties.