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To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MRS Sandra Simendic
2 / 30A The Crecent CRST
Dee Why NSW 2099

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

I strongly object to the proposed development and R3 medium density rezoning of this unique semi-rural area. The proposal is entirely out of character with the existing community, poses serious safety concerns, and places unsustainable pressure on infrastructure and amenities. While I support responsible growth and limited subdivision, this large-scale, high-density development is inappropriate and appears to prioritise developer profit over community wellbeing.

Key concerns:

Rezoning is inappropriate: The proposed R3 zoning and 6-storey apartments are completely out of character for a semi-rural area defined by acreages, paddocks, and small farms. There is no comparable development within 2 km.

Bushfire risk ignored: The development increases evacuation risks for current residents, with unrealistic assumptions about how many people will evacuate and limited escape routes via Powderworks Rd.

Traffic congestion: Existing roads like Powderworks and Mona Vale Rd are already under pressure. Adding hundreds of vehicles will worsen peak-hour congestion and emergency access, with inadequate proposed solutions.

Strained local amenities: Schools, shops, and parking are already at capacity. No clear plan exists to support the increase in population, and promised infrastructure upgrades are historically unreliable.

Lack of public transport: The area is poorly serviced by public transport, with no regular bus access on Powderworks Rd and unsafe walking conditions to Mona Vale Rd.

Impact on the Serbian Orthodox Church community: The development will significantly affect the privacy, accessibility, and peaceful use of the Serbian Orthodox Church grounds. Increased traffic and congestion will compromise access during services, community events, and religious gatherings, negatively impacting this long-standing cultural and spiritual centre.

This development is excessive, ill-suited to the area, and detrimental to both current and future residents. I urge you to reject the proposal and consider more appropriate, low-density

alternatives in keeping with the local character.