
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/10/2025 7:58:40 PM
To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MR Sasa Rajcevic
6 / 16 Lismore AVE
Dee Why NSW 2099
[REDACTED]

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

To Whom It May Concern,

I am writing to formally raise an objection to the proposed residential development adjacent to the Serbian Orthodox Church of St Sava and its associated community centre in Ingleside, currently under review by Northern Beaches Council.

Established in 1949, our Church has served as a vibrant religious and cultural hub for one of the largest ethnic communities in the Northern Beaches. Every week, more than 160 children participate in programs on our premises, including Serbian language classes, traditional dancing, and Orthodox scripture lessons. This site is essential for preserving our cultural heritage and providing a secure, community-focused space for families and young people.

We respectfully ask the Council to consider the following key concerns:

1. **Children's Privacy and Safety**

The close proximity of the proposed two- and three-storey buildings poses significant risks to the privacy and security of children participating in activities at our Church. Overlooking balconies and windows from neighbouring residences would intrude on areas where children learn and play. Such exposure is inappropriate for a site dedicated to children's education and cultural expression. Children must be able to engage freely without the concern of being watched by unfamiliar individuals.

2. **Need for a Protective Buffer**

We strongly recommend the inclusion of a **buffer zone**-such as a public road, landscaped strip, or open space-between the new development and our Church grounds. This buffer is crucial in maintaining both a physical and visual separation, ensuring our community's sense of space, privacy, and safety is preserved.

3. ****Rezoning Request for Church Land (R3 - Medium Density Residential)****

In light of the scale and nature of the surrounding development, we request that our Church property be ****rezoned to R3 - Medium Density Residential****. This change would align with our long-term planning goals, allowing us to expand facilities in a way that supports the evolving needs of our congregation. Future plans include additional classrooms, a library, archives, change rooms, aged care, childcare services, and residential spaces tailored to community needs.

4. ****Safeguarding Current and Permitted Uses****

We request confirmation that all existing and permitted uses of our land under the current zoning remain protected. The Church has continuously operated for more than 75 years, hosting worship services, cultural events, educational programs, and community gatherings. New residents in any neighbouring development must be made aware of the established, ongoing nature of these activities and should not be in a position to object to them.

5. ****Covenants to Protect Church Activities****

We also propose that ****appropriate covenants or encumbrances**** be placed on the titles of properties within the new development to acknowledge and protect our Church's existing use rights. This measure is essential to prevent future complaints or legal disputes relating to noise or activity levels associated with our longstanding operations.

6. ****Recognition of Our Community's Legacy****

The Serbian Orthodox Church of St Sava is far more than a place of worship-it is a cornerstone of community life for generations of local families. Many of us who once participated in youth activities here are now bringing our own children to experience the same traditions. The Church is deeply embedded in the cultural and social fabric of the Northern Beaches, and this legacy should be respected and preserved as part of any future planning.

In Summary, We Request:

- * The establishment of a ****buffer zone**** (road/reserve/open space) between the Church and any new residential buildings
- * The ****rezoning**** of our land to R3 - Medium Density Residential to facilitate our future community development
- * Assurance that our ****current rights and uses**** are maintained, including ****title encumbrances**** on adjoining lots to prevent operational disputes
- * Consideration of the ****historic and cultural significance**** of our Church and its ongoing role within the community

We urge Council to adopt a planning approach that recognises the importance of long-established community institutions, ensuring they can continue to thrive alongside new development.

Thank you for your time and thoughtful consideration.

Sincerely,

****On behalf of the Serbian Orthodox Church of St Sava - Ingleside Parish Community****