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03/10/2025

MRS Deborah McIntyre
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Warriewood NSW 2102
[REDACTED]

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

I would like to vehemently object to the proposal.

After reading through the development proposal, I have the following comments:

1. In regards to the proposed R3 medium density re-zoning - Rezoning this area is OUTRAGEOUS! This area is unique, it is semi-rural with small paddocks and mini farms. The style of housing proposed is completely out of character with the area. The nearest medium density is more than 2 km away. Nowhere in the area are there 6 storey apartment blocks, and to suggest that putting them in the center of the development will somehow 'hide' them is ludicrous. The rezoning is a laughable pathetic excuse to line the pockets of developers!

2. Bushfire Safety - although the development proposal refers to the safety of the new residents in case of bushfire, there has been no consideration to the acreages who live in Mirbelia, Caladenia and Dendrobium. With the obvious increase in car numbers, they will be the ones likely to get stuck at the back of the evacuation traffic and be in harm's way. To suggest that only 29% of the new development population will choose to evacuate is unrealistic and unsubstantiated as there has never been such a large development in such a small pocket with limited exits.
In the past proposal it was specified that during a bushfire, residents coming from Wilga onto Powderworks Rd could only go down towards Garden St, not up to Mona Vale Rd. How would Powderworks Rd cope with this if such a vast number of extra cars were added?

3. Traffic - How does anyone think that putting in two roundabouts will manage the traffic of hundreds, if not close to 1000 extra cars? Getting onto Powderworks Rd, which is a single lane each way will create massive issues during peak hour times. Mona Vale Rd (which is still not completely upgraded in it's entirety) is already gridlocked at peak hour, not to mention the standstill it becomes when it rains and the Wakehurst Parkway is closed. Until these larger infrastructure issues have been fixed, safety during bushfires and general traffic will be severely compromised with any large scale development as is proposed.

4. Local amenities

Schools - where do all the children that come into the area at once go to school? Can Elanora Primary cope with potentially hundreds more pupils?

Elanora Shopping precinct - already struggling to cope with parking, how will this be affected?

Local transport - of which there is currently none. Even the transport report from the development proposal shows that there are only buses from Kalang Rd shops and Mona Vale Rd. Only school buses (which do not serve the general population) come down Powderworks Rd. To get to either of these is a long walk, and in the case of Mona Vale Rd, a dangerous walk with no pedestrian walkways.

It is all good and well to say this infrastructure needs to be and will be implemented, however history shows just how appalling governments are in actually bringing these things to fruition.

This development proposal is a result of the government's directive of increasing affordable housing. I am not against subdivision of some of the acreage blocks, but with minimum divisions into acre blocks like nearby Bayview recently underwent. To reiterate, rezoning this area is OUTRAGEOUS! This area is unique, it is semi-rural with small paddocks and mini farms. The style of housing proposed is completely out of character with the area. The rezoning is a laughable pathetic excuse to line the pockets of developers!