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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/10/2025 1:44:58 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

08/10/2025

MRS Verity Hinwood  
- 10 Dendrobium CRES  
Elanora Heights NSW 2101  
[REDACTED]

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

Verity Hinwood  
10 Dendrobium Crescent,  
Elanora Heights. 2101.  
8th October, 2025

Re: PEX2025/0001

Attention: Kate Mercieca

I object to the proposal before Northern Beaches Council to rezone the area known as the Wilga Wilson Precinct in Ingleside to medium density R3. My objection is based on these main areas:

- Bushfire evacuation risk
- Traffic congestion
- Poor public transport
- Parking at the Elanora Heights shopping strip
- Changing the character of the local area

As a long term resident of Dendrobium Crescent, Elanora Heights, and a member of the Garigal Deep Creek Residents Association, I am concerned that the proposed increase in housing density in the Wilga Wilson Precinct will put at risk the lives of my family, my neighbours and myself in the event of a catastrophic bushfire. The only route for escape from my area of Dendrobium Crescent, Caladenia Close and Mirbelia Parade is along Wilga Street to Powderworks Road and down towards Warriewood. Mona Vale Road was deemed not to be a safe evacuation route in 2021 due to it having national parks on both sides and any upgrades in the future will not change its suitability. The proposal before Council suggests that a new road could be built out onto Wilson Street and then onto Powderworks Road, further away from our safe refuge. The proposal also suggests that the approximately 1000 new residents will not all evacuate as only some of the new residences will be in the flame zone. The smoke alone from a catastrophic fire will drive people to evacuate, putting possibly 1000 extra cars on not only our escape route but also on the escape route of residents of established areas of Elanora Heights around Elanora Road and Wesley Street. I have been told by the RFS that our safe haven in a bushfire should be the shopping area in Kalang Road, Elanora Heights. In the 1994 fires this shopping strip was bedlam with people, cars, horses other animals seeking safety. 1000+ extra people will not be able to be accommodated

here. It is possible that half the population of Elanora Heights would be evacuating along one 2 lane road with 15 intersections with side streets onto Powderworks Road. Visibility will slow the traffic plus there is the danger of fallen trees across any of the roads in the area. It will not be an orderly evacuation and adding 1000+ cars to the roads will create chaos.

The Coronor's report into the 1994 fires stated

Page 97: The evidence established that at about 3 PM the fire impacted Caladenia Close and Dendrobium Crescent Eleonora Heights. At the time, Bush Fire units were committed to Ingleside but were called to those affected areas at Eleonora Heights. However, when they arrived the fire was so intense it was too dangerous to fight the fire. Resources had to be kept in safety in Dendrobium Crescent. Houses were destroyed and damaged in this area.

Pages 98, 99: The Courts have considered the submissions and evidence of Messrs Gash and kindred in respect of the issues of bushfire risk arising out of the proposed Ingleside housing development. In summary, the concerns expressed are the new development will place many thousands of people in danger unless proper planning in advance is carried out for their protection. Particular concern was that there will be limited access and exits to the development the transport in times of emergency and restrictions of movement on our already inadequate road system.

Although the report was published over 20 years ago, the road system has not been improved. Powderworks Road presents many issues to prevent upgrades which are outlined in Assessment of Powderworks Road Corridor Preliminary Transport Study prepared for the Council in 2013, including the difficulty in constructing a roundabout at the intersection of Powderworks Road and Wilga Street. This was ruled out in the assessment due to the need to purchase privately owned land in order to build a roundabout of a suitable size. 1000+ extra cars will only add to the already strained road system.

The finalisation of the upgrade to Mona Vale Road has been promised but the funds are not in place and so this may be many years away from completion. Powderworks Road is already at a standstill in peak hour on many days especially when the Wakehurst Parkway is closed due to flooding. The upgrade to that road will not totally solve the flooding issue so the road will still be closed on occasions.

The proposal before the Council suggests that the new residents of the Precinct will be able to use public transport. The proposal glosses over the reality of the bus system and its proximity to the Precinct. There is one bus route from the Elanora Heights shops which does a circuit to Narrabeen and Mona Vale once per hour. The other bus stops on Mona Vale Road are both over 2 kilometres from the precinct. There are no footpaths and pedestrians are risking their lives walking to these bus stops.

Parking at Elanora Heights shops is on street parking and it is already difficult to find a parking spot. The Precinct is too far from the shops for a comfortable walk with groceries and therefore most residents will drive and want to park their cars. It is difficult to imagine how the increase in parking requirements can be accommodated.

An important aspect of my objection to the proposal is the change in character to the area that will be created by the rezoning to R3. Ingleside and Elanora Heights are bushland suburbs with wildlife corridors. Allowing rezoning to medium density will change this forever and goes against the Council's previously stated vision for the area. 6 storey apartment buildings are not in keeping with a semi-rural/bushland suburb. In defence of the rezoning the proposal glosses over many areas and states that Elanora Heights already has predominantly medium density housing which is totally inaccurate.

A more realistic rezoning would be to R2 - low density residential - which would be more in keeping with the local area and still allow for an increase in housing for families and retirees. The issues that defeated the proposals in 2017 and 2021 from the DPIE to develop the Ingleside Precinct are still relevant and none of the issues that were raised then have been addressed or resolved.