
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/09/2025 11:19:38 AM
To: DA Submission Mailbox
Subject: Online Submission

16/09/2025

MS Katherine Williams
- 81 Wesley ST
Elanora Heights NSW 2101
[REDACTED]

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

K. Williams
81 Wesley Street
Elanora Heights
2101

16 September 2025
Northern Beaches Council

Re: Objection to Wilga Wilson Precinct, Ingleside - PEX2025/0001

Dear Assessing Planner,

I am writing to strongly oppose the proposed development of 536 additional residential dwellings along Wilson Ave, Wilga Street & Powderworks Road, Ingleside. While I understand the need for housing, the scale and location of this proposal will have profoundly negative consequences for Elanora and its residents.

1. Traffic Congestion and Safety

Powderworks Road already carries a heavy volume of traffic and is well known as a congestion hotspot during peak hours. Introducing 536 new dwellings will add thousands of additional vehicle trips per day, exacerbating gridlock, slowing emergency response times, and creating dangerous conditions for pedestrians and cyclists.

2. High Bushfire Risk and Inadequate Evacuation Routes

Elanora Heights is situated in a designated bushfire-prone area under the NSW Rural Fire Service Bushfire Prone Land Map. The NSW RFS Planning for Bush Fire Protection 2019 guidelines require that development in such areas ensures safe, efficient evacuation and access for emergency services.

Powderworks Road is the primary evacuation route for Elanora Heights and surrounding suburbs. It already struggles with congestion during ordinary peak periods. In the event of a bushfire, thousands of additional vehicles from 500 new dwellings would make timely evacuation virtually impossible. This represents an unacceptable risk to life safety for both current and future residents.

3. Insufficient Amenities

Elanora Heights and surrounding suburbs have limited local amenities. There is a shortage of

shops, community facilities, and public services to support the existing population. Adding 536 new households without simultaneous investment in amenities will place unsustainable pressure on already limited resources.

4. Limited Car Parking

Parking is already inadequate in and around Elanora Heights. Visitors, local businesses, and residents often struggle to find spaces. With a major new housing development, the parking shortfall will worsen significantly, reducing liveability for the whole community.

5. Insufficient Public Transport

Public transport access in Ingleside and Elanora Heights is limited, infrequent, and heavily reliant on buses. The lack of reliable, high-capacity public transport means the majority of new residents will depend on private vehicles, further compounding traffic congestion and parking demand.

6. Environmental and Water Management Impacts

The proposed development area contains sensitive bushland and natural watercourses that play a critical role in local drainage and biodiversity. Large-scale clearing and construction would:

- Increase stormwater runoff through new hard surfaces (roofs, driveways, roads), overwhelming existing drainage systems and increasing the likelihood of flooding.
- Exacerbate flooding and erosion downstream, particularly in catchments leading towards Narrabeen Lagoon and Warriewood wetlands.
- Degrade water quality by carrying pollutants into creeks and sensitive habitats.
- Fragment native bushland that provides essential wildlife corridors, undermining local biodiversity.

Northern Beaches Council's own Floodplain Risk Management Plans emphasise the importance of not intensifying development in areas where runoff will increase flood risk. Adding 536 dwellings here directly contradicts those principles.

7. Detrimental Impact on Community Character and Quality of Life

Elanora Heights is valued for its semi-rural character, natural setting, and village atmosphere. An additional 536 dwellings will fundamentally and irreversibly transform the suburb into a higher-density urban environment. This change would erode the community's identity and diminish the quality of life for current and future residents.

Conclusion

For these reasons, I urge Council to reject the proposed development in its current form. Any future planning for housing growth in the area should be balanced, sustainable, and supported by major investment in transport, infrastructure, and services - not concentrated high-density projects that undermine safety, environmental protection, and community liveability.

Thank you for considering my submission.

Yours sincerely,
K. Williams