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To: DA Submission Mailbox
Subject: Online Submission

24/09/2025

MR David Prestney
- 38 Koorangi AVE
ELANORA HEIGHTS NSW 2101
[REDACTED]

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

I write as a local resident to formally object to the proposed rezoning and development of the Wilga Wilson Precinct. After reviewing the available planning documents, I am deeply concerned about the significant and irreversible impacts this project will have on our community, environment, and safety.

1. Bushfire Risk and Community Safety

The site is surrounded by bushland and includes areas of extreme bushfire risk.

Evacuation routes are limited to Powderworks Road and Wilson Avenue, which already experience congestion. The proposed road network does not resolve these risks.

Increasing density in this setting introduces unacceptable danger to future residents and places additional strain on local fire services.

2. Traffic and Access Impacts

Existing residents already face significant congestion on Powderworks Road and Mona Vale Road. Additional dwellings will worsen travel times and reduce accessibility.

The site has no direct access to frequent public transport; the nearest bus stop is over 1km away and services are infrequent. This undermines claims of creating a sustainable, walkable community.

3. Environmental and Biodiversity Loss

The development proposes 536 dwellings, but this comes at the cost of semi-rural land that contains riparian corridors, remnant native vegetation, and culturally significant landscapes.

Flooding issues along Mullet Creek and ecological sensitivity of the riparian corridor remain unresolved. Urbanisation risks degrading waterways, introducing pollutants, weeds, and stormwater runoff into the Narrabeen Lagoon Catchment.

Proposed "conservation areas" are fragmented and overshadowed by medium-density and apartment blocks, reducing ecological integrity.

4. Inadequate Social Infrastructure

Ingleside is already poorly serviced by community facilities, health services, and open space. The proposed population of 1,200+ people will rely heavily on already stretched schools, childcare centres, and medical facilities.

The only planned open space on-site is 3,536 sqm - barely 0.35ha - which is at the minimum threshold for a population of this size and well below best-practice standards.

The proposal does not include a school, despite over 200 projected school-aged children. Surrounding schools are already at capacity and cannot absorb additional demand.

5. Amenity and Property Impacts

The semi-rural landscape will be permanently replaced by apartment blocks up to six storeys, fundamentally altering the character of Ingleside.

Local residents value the peaceful, spacious, and green setting. This proposal represents overdevelopment in an area explicitly recognised for its rural and bushland qualities.

Conclusion

The Wilga Wilson development is poorly suited to its site. It places hundreds of new residents directly into a high-risk bushfire zone, overloads inadequate infrastructure, damages irreplaceable ecological corridors, and diminishes the unique rural character of Ingleside.

I respectfully urge Council and the Department of Planning to reject this proposal in its current form. Ingleside deserves planning outcomes that prioritise safety, environmental conservation, and genuine community needs - not speculative overdevelopment in a high-risk landscape.

Sincerely,
David Prestney