
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

08/10/2025

MRS Natasa Prica
22 / 19 Fisher RD
Dee Why NSW 2099
[REDACTED]

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

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Dear Kate,

I am writing to express my strong objection to the proposed development and rezoning outlined in the above application. After reviewing the details of the proposal, I have the following serious concerns:

1. Rezoning to R3 Medium Density - Completely Inappropriate

The proposed R3 rezoning is completely unacceptable and entirely out of character with the Ingleside area. This is a unique, semi-rural community, characterised by small paddocks, mini-farms, and low-density living. The proposed six-storey apartment blocks are completely incompatible with the existing landscape and lifestyle.

There is no precedent for this type of development anywhere nearby - the nearest medium-density zone is over 2 km away.

This rezoning appears to be a transparent attempt to benefit developers, with little regard for the long-term character or needs of the community.

2. Bushfire Risk - Unaddressed Safety Concerns

While the proposal briefly considers bushfire safety for future residents, it fails to address the risks posed to existing nearby residents - particularly those living on Mirbelia, Caladenia, and Dendrobium Streets.

The expected increase in vehicle numbers would significantly hinder evacuation efforts during an emergency. The claim that only 29% of the new development's population would evacuate in a fire is unrealistic and unsupported, especially given the scale and density of the proposal. In previous plans, residents were only permitted to evacuate southbound on Powderworks Road, excluding access to Mona Vale Road. With hundreds of additional vehicles added to already limited evacuation routes, this proposal would dramatically increase the risk to life in the event of a bushfire.

3. Traffic and Infrastructure - Existing Roads Cannot Cope

The local road network - particularly Powderworks Road and Mona Vale Road - is already under significant strain. Adding hundreds, if not close to 1,000 additional vehicles will cause major congestion, particularly during peak times or inclement weather.

Two roundabouts and minor road upgrades will not mitigate the impact of such a large-scale development. Furthermore, Mona Vale Road remains incomplete and frequently gridlocked. Without significant infrastructure upgrades prior to any new development, both everyday traffic and emergency evacuation capacity will be dangerously compromised.

4. Insufficient Local Amenities and Services

Schools: Elanora Heights Public School is unlikely to cope with a sudden influx of new students. No details have been provided on how additional education needs will be met.

Shops and Parking: The Elanora shopping precinct is already under pressure, particularly with parking. A large development will worsen this significantly.

Public Transport: The area is poorly serviced. Existing bus routes are limited to Kalang Road and Mona Vale Road, with no accessible public transport directly serving the site. There are no safe pedestrian walkways to Mona Vale Road, making access unsafe and impractical.

5. Impact on Serbian Orthodox Church and Children's Safety

As a member of the Serbian Orthodox Church, I am deeply concerned about the proximity of the proposed three-storey buildings to our facilities. These buildings would directly overlook our playgrounds and outdoor areas, used weekly by over 160 children for language school, religious education, and cultural activities.

This raises serious child safety and privacy concerns. Parents will no longer feel secure allowing their children to play or participate in outdoor classes. The idea that residents in nearby apartments can observe children from balconies or windows is deeply unsettling and presents an unacceptable safeguarding risk.

6. Community Safety and Wellbeing

Dense developments in semi-rural areas create unintended social, safety, and environmental consequences. In this case, the plan undermines both the identity of Ingleside and the wellbeing of its long-term residents.

Children should not be made to feel watched or unsafe in their own community spaces. The social and psychological impacts of such proximity to high-density housing must not be underestimated.

It is not enough to say that infrastructure "will be delivered". History shows that government promises often go unfulfilled, and local communities are left to deal with the consequences. While I support responsible growth and understand the need for more housing, this development - in its current form - is entirely irresponsible and inappropriate for Ingleside. I would support limited subdivision into larger acre blocks, similar to those recently implemented in Bayview. That approach would allow for modest growth while preserving the unique character and environmental integrity of the area.

To reiterate: rezoning this area for medium density is completely unacceptable. This community deserves better than a shortsighted proposal that prioritises developer profits over resident safety, heritage, and quality of life.