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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 15/09/2025 5:24:56 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

15/09/2025

MRS Lydia Shead  
1 / 213 - 213 Powderworks RD  
Elanora Heights NSW 2101  
[REDACTED]

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

1. I wish to object to this submission
2. There is no regard for the safety of the residents on Mirbelia, Caladenia and Dendroium, and the potential for the loss of life in the case of bushfire has not been accounted for at all. The argument that the developer has considered fire evacuation overlooks the safety and evacuation needs of residents further up Caladenia and Dendroium, who would then be at a greater risk of fire danger. Has the developer considered their safety, or did the developer only account for the people from whom they will make money by selling this increased-density real estate rather than the whole community?
3. To look at that in a bigger picture, how is this development considered in this picture of a bigger community as Elanora Heights has been able to provide people and nature with a wide variety of shared living which is very enjoyable, compared with the destructive environments occurring in more densely lived communities such as Dee Why where a lot of the natural environment has been thinned out, leaving the community without nature.
4. The proposed R3 medium density and the style of housing proposed especially for extremely small blocks are not compatible in any way with the surroundings of Elanora Heights.
5. I strongly object that the 800m square rule applied to every other property in the area is to be mysteriously suspended just to line the pockets of these large multi-national developers. Their owners and shareholders have no interest in this community. We do, and care for it very much. It is a value money cannot buy, a retreat for the gentle-hearted and the nature lovers who wish to live in Sydney but not be dominated by human-made concrete and brick walls.
6. The entire proposal plays on the Government directive of increasing affordable and diverse housing options, without any direct consideration given in the proposal to the local community, their needs, and the beautiful local environment.
7. There is no consideration given to the increase of 1000 plus cars being added to the already over-run Powderworks road, whether entering Mona Vale Road (small mention), and nil mention for access to Garden St/ Pittwater Road. This clearly illustrates the disconnect the developer has with the local community, where everyone knows, even without a traffic engineering degree, that these intersections are problematic with an increased car load at peak times.
8. The additional 500-1000 carloads will result in massive delays at these intersections, especially during peak times.
9. With no improvement to Wakehurst Parkway, an additional 500-1000 cars will be battling to enter Mona Vale Road every time it rains. No development of high numbers should proceed unless significant improvements are made to Wakehurst Parkway.
10. The positioning of 2 SIX-story apartments to try and hide them from the standard view is

ridiculous. They will stand above all the other buildings and trees in the centre of suburbia. Tall apartment buildings are an eyesore. Even if they look nice the first year, there is no money in the kitty to ensure they look good on the outside. Any apartments evidence this, spread all over Sydney with the exteriors being poorly kept, washing left out, concrete cancer, foam and aluminium foil glued to Windows (see as you drive through Dee Why). Six stories cannot be hidden, they are twice the height of the standard 3-story, which scars the landscape at Dee Why.

11. The proposal discusses access to local amenities such as Public schools. What capacity does Elanora Heights Public School have to increase its school population by 200-300 students? Have they been consulted? Is this something they want? Has traffic calming around the school been considered? Will the developer ensure that they make a significant contribution of their takings from this project towards local entities, such as the local school?

12. Detached housing in blocks of 300-400 square entirely out of character to the entire rest of the community