
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/10/2025 2:26:47 PM
To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MR Brett Coleman
- 2 Caladenia CL
Elanora Heights NSW 2101
[REDACTED]

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

Formal Objection to Development Application RE: PEX2025/0001 - 13 Wilga Street, INGLESIDE NSW 2101

Dear Sir/Madam,

I am writing to formally oppose the proposed rezoning and development at the Wilga Wilson precinct, as outlined in application PEX2025/0001, for the property located at 13 Wilga Street, Ingleside. As a local resident and active member of the Garigal Deep Creek Residents Association, I am greatly concerned about the adverse impacts this development would have on safety, infrastructure, community character, and the environment.

Bushfire Danger and Emergency Evacuation Concerns

The site is within a designated bushfire-prone zone, and the proposed development of 536 new residences, along with over 1,000 additional vehicles, would greatly increase residents' exposure to bushfire risk. Past coroners' reports have consistently raised alarms about the inadequacy of existing evacuation routes, particularly from Wilga Street and Powderworks Road, which are insufficient to handle a large-scale emergency. The plan's failure to proactively address these safety issues could lead to devastating outcomes if a bushfire were to occur, and I urge a rigorous review before any approval.

Road and Traffic Infrastructure Limitations

The proposed addition of a roundabout at Powderworks Road and Wilga Street will not alleviate ongoing traffic congestion or enhance safe evacuation procedures. Both roads are already operating near capacity, and the increased traffic could lead to dangerous delays during an emergency. The primary egress routes remain limited, and the proposed infrastructure does not demonstrate a commitment to ensuring the safety of current or future residents.

Unsuitable Building Height and Density

The planned six-storey apartment complex is incompatible with the low-density, residential character of Elanora Heights. The existing neighbourhood predominantly features single-story and two-story homes, and the introduction of such a tall building would be visually intrusive, out of scale, and inconsistent with the area's natural and built environment. These high-density developments would fundamentally alter the suburb's character and are better suited to urban centres with supporting infrastructure.

Environmental and Community Impact

This development poses a threat to the integrity of local ecosystems, as it could lead to the destruction of native vegetation and the habitats of local wildlife. It also risks diminishing the natural beauty and peaceful atmosphere that residents value highly. The proposal appears to overlook the long-standing community consensus for preserving the suburb's low-density, environmentally sensitive character.

In summary, I strongly oppose this rezoning and development proposal. It poses unacceptable fire and safety risks, fails to improve infrastructure in a meaningful way, contradicts the community's character, and could cause environmental harm. I urge the planning authorities to reconsider and reject this application unless comprehensive safety, environmental, and community concerns are adequately addressed

Thank you for considering my submission. I trust that due process will ensure that the interests of current residents and the local environment are protected.

Regards
Brett Coleman