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Subject: Online Submission

23/09/2025

MS Isabelle Clarke
63 Powderworks RD
North Narrabeen NSW 2101
[REDACTED]

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

I wish to formally object to this development application on the following grounds:

Subdivision Rules and Planning Compliance

The proposal seeks to bypass the existing subdivision requirement of a minimum 800m² per property, which has been consistently applied across the area. Suspending this rule for the proposed precinct, with no clear minimum lot size, is inequitable and unjustified.

Incompatibility with Surrounding Area

The proposed R3 medium-density zoning and the style of housing, particularly on extremely small blocks, are entirely incompatible with the established character and surrounds of Elanora Heights.

Overreliance on Government Directives

The proposal relies heavily on the Government's directive to increase affordable and diverse housing options. However, it does so without adequate consideration of the unique characteristics, needs, and limitations of the local neighbourhood and environment.

Traffic and Transport Impacts

The development would introduce an estimated 1,000 or more additional vehicles to Powderworks Road, which is already overburdened. Traffic congestion will increase significantly, particularly at connections to Mona Vale Road and Garden Street/Pittwater Road. Public transport options are limited and cannot reasonably offset this additional demand, ensuring that congestion will become a critical issue.

Access and Road Infrastructure

The proposal allows access to Powderworks Road via only two exits. The addition of a roundabout at Wilga and Powderworks will create substantial delays, especially during peak travel times. Furthermore, with no planned improvements to Wakehurst Parkway, the influx of 500 to 1,000 vehicles will exacerbate existing traffic bottlenecks. During rain events, Wakehurst Parkway becomes unusable, already causing severe delays. For example, a short school drop-off trip to Oxford Falls can become a two-hour ordeal. No large-scale development should proceed without confirmed infrastructure improvements to Wakehurst Parkway.

Bushfire Safety

The proposal demonstrates little to no regard for the safety of existing residents of Mirbelia,

Caladenia, and Dendrobium. In the event of a bushfire, the risk to life is significant. While the application notes fire evacuation considerations, these appear to focus solely on the new residents within the proposed development. No consideration has been given to the safety or evacuation routes of existing residents further along Dendrobium, Caladenia, and surrounding streets, who would be placed directly in harm's way.

Visual and Aesthetic Concerns

The placement of two-storey apartment buildings in the centre of the development is presented as a means of hiding them from common view. This claim is misleading. Such structures will stand prominently above other buildings and will be entirely out of place in Elanora Heights, undermining the character of the area.

For the reasons outlined above, I strongly object to the approval of this development application. The proposal presents serious risks to resident safety, disregards established planning rules, and would significantly and negatively impact traffic, infrastructure, and the local character of Elanora Heights.