
From: felipe henz
Sent: 13/09/2025 9:03:58 AM
To: Council Northernbeaches Mailbox
Subject: PEX2025/0001

Dear Planning Department,

I am writing to formally object to the proposed high-density residential development at **1–9 Wilson Avenue, 7–14 Wilga Street, and 212–222 Powderworks Road, Ingleside.**

As a local resident, I have serious concerns about the scale and suitability of this proposal for our community and location. Ingleside is a semi-rural, bushland suburb with limited infrastructure and constrained road access. The proposed development poses several significant risks and issues, as outlined below.

1. Inadequate Road Infrastructure

Powderworks Road is already under strain. It is a narrow, winding road with limited capacity to accommodate increased traffic. Adding a large number of new dwellings in this location will exacerbate existing congestion, reduce road safety, and severely impact travel times for all residents.

There are few viable alternatives for access in and out of Ingleside, and no capacity for substantial road upgrades without major disruption to the environment and local character.

2. Lack of Supporting Infrastructure

The area currently lacks the infrastructure required to support a high-density residential population. There is limited access to:

- * ·Public transport,
- * ·Sewerage systems (some properties still rely on septic),
- * ·Local schools and medical facilities, which are already under pressure.

There has been no indication that this development would be supported by adequate upgrades to services or facilities.

3. Bushfire Risk and Evacuation Safety

Ingleside is classified as a bushfire-prone area. High-density development in this location introduces **serious fire safety risks**, particularly in terms of evacuation capacity.

In the event of a bushfire, Powderworks Road serves as one of the few exit routes. Increasing the number of residents without expanding and upgrading safe evacuation infrastructure is

dangerous and irresponsible.

4. Inappropriate Scale and Overdevelopment

This proposal is **completely out of character** with the surrounding area, which is predominantly low-density, semi-rural, and environmentally sensitive. High-density development is inconsistent with the intended character of Ingleside, and premature in the absence of a completed precinct structure or strategic plan.

Conclusion

I urge Council to reject this application in its current form. Until substantial improvements to infrastructure, bushfire safety, and road networks are made, high-density developments of this nature are entirely inappropriate for Ingleside.

Thank you for considering this submission.

Sincerely,

Felipe Henz

mob: [REDACTED]

address: 38 Foxall st, Elanora Heights