
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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19/09/2025

MRS Nicole Stuart
225 - 225 Powderworks RD
Elanora Heights NSW 2101
[REDACTED]

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

The criteria for changing the zoning from Rural to Medium Density is unclear and warrants transparency:

1. We reside in a fire-prone area. The significant population increasing poses a threat to existing residents for fire evacuation.
2. The existing infrastructure reflects the rural zoning in terms of traffic and access to evacuation routes. Such an exponential rise in population in a fire-prone area without the infrastructure to support creates an unreasonable risk for not only the existing residents, many of whom have had to evacuate before, but also potential new residents. Council has the responsibility to plan for and execute parameters to privilege the safety of the residents.

We are mailed bushfire safety pamphlets on a regular basis. For council to approve this would be a dereliction of civic duty in allowing developers to proceed with plans that have a the very real potential to endanger thousands by rezoning the area.

3. What criteria has changed from the original zoning parameters to now?
4. Powderworks Rd experiences significant congestion during the many times Wakehurst Parkway closed due to flooding. There have been times it is impossible to get in the north lane due to the traffic congestion for Mona Vale Road.
5. The rezoning to allow developers to create towers of apartments is invasive and untenable; the impracticality of such a venture overrides notions of easing a housing crisis, but rather creates the very real potential for a crisis that could have catastrophic results: a deliberately overpopulated land parcel that infrastructure cannot cope with egress during bushfire emergencies.