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To: DA Submission Mailbox
Subject: Online Submission

23/09/2025

MRS Kate Straetemans
8 - 8 Wilga ST
Ingleside NSW 2101
[REDACTED]

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

I wish to object to this proposal on the grounds that 1. The Northern Beaches Council LEP has not yet been released and the rezoning of this land is piecemeal and opportunistic. "The primary purpose of the new LEP is to harmonise existing planning rules across the area to ensure consistency and fairness in planning" (Northern Beaches website) Rezoning of this area should only be considered as part of a plan for the whole of the Beaches area. Council should look at their own determinants of rezoning including walkability and distance to public transport. This area fails both. 2. The plan ignores the impact on the precinct in respect of Elanora Heights and residents along Mirbelia, Caladenia and Dendrobium. Shopping facilities, particularly parking are already stretched at Elanora Heights and the nearby Warriewood Square and the planned dwellings are too far away for new residents to walk to the shops. No cycleways exist. 3. Although evacuation during bushfire has been considered in the proposal this has not been done with regards to the surrounding neighbourhood with residents of the precinct likely to attempt evacuation..all via a grossly inadequate Powderworks rd with previously identifiable pinch points. 5. the scale and density of the proposal is not in keeping with the surrounding suburb. 6. unknown capacity of the local public school with additional issues of road usage to access Elanora Primary. 7. hard surface run off affecting Irrawong reserve and Narrabeen Lake health