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07/10/2025

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ELANORA HEIGHTS NSW 2101
[REDACTED]

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

I object to the recent Wilga/Wilson St/Powderworks Road proposal based on the following issues. Please also note and refer to the hundreds of submissions made against the last rezoning/development proposal in 2021/22. Everything detailed in those submissions still stands. The only things that have changed are 1) that the effects of Climate Change are likely to be more pronounced than 4 years ago and they could potentially be exacerbated by years of heavy rainfall and build up of 'fuel' in the nearby NPs and 2) the completion of South Mona Vale Road. However, fires do not stop at roads; if they can jump and close motorways like the M1 and jump lakes as they did in the 1994 Northern Sydney bushfires, the new road will not be a viable evacuation route in the event of a fire from Gadigal NP or Cottage Point. So to reiterate the main points from the 21/22 objections to the Ingleside Place strategy:

BUSHFIRE RISK AND EVACUATION ROUTES

A bushfire affecting the Elanora Heights/Ingleside area has the potential to kill people. A fire originating at Cottage Point could be kilometres wide. With the density of housing proposed in the rezoning, a fire could easily spread house to house as in Canberra in January 2003 https://en.wikipedia.org/wiki/2003_Canberra_bushfires. Arguably since then, fires have become larger and even more intense as a result of Climate Change. Housing will not stop a catastrophic fire and neither will the new Mona Vale Road.

Back in 2018, in the Meridian Report, Powderworks Road was identified as the only safe evacuation route - Bushfire Risk Assessment for the Ingleside Planned Precinct. Mona Vale Road still has vegetation on either side which makes it unsafe and it would most likely be closed in the event of a fire. The Wakehurst Parkway would also be unsafe. Residents from Terrey Hills and Duffys Forest may have to use Powderworks Rd, along with all the residents of Elanora Heights and South Ingleside. Powderworks Road is already congested without fire, and residents of adjacent roads such as Foxall Street, Merridong and Elanora Rd already find it difficult to turn on to Powderworks on a normal day. Indeed a month or so ago, I queued from Wilga Street all the way along Powderworks to Mona Vale Road to turn left at 8am in the morning ! An additional 1000+ cars as a result of this rezoning/development would make an already hazardous evacuation, impossible.

The vast majority of the new dwellings are to be located around Wilga Street, which is the SOLE evacuation route for the existing residents of Dendrobium Cres, Caladenia Cl, Mirbelia Pde and Wilga St. This increase in dwellings will severely compromise the ability of residents to evacuate by accessing Powderworks Road and even when they get on to Powderworks, it will already be congested due to being the SOLE evacuation route for the area. Moreover, many parts of this area are in the flame zone as are parts of Powderworks Road.

Planning for Bushfire Protection in 2019 stated as one of its requirements:

- Any proposed development will not adversely impact the bushfire safety of occupants of nearby existing development and wherever possible lower the risk

The AECOM Report in the Ingleside Bushfire Evacuation Study (ref pgs 47 and 112) states in to regard traffic modelling in a bushfire evacuation:
The most appropriate location for new development, based solely on the result of traffic modelling, was considered to be south of Mona Vale Road and east of Powderworks Road. However other hazard or risk, planning, environmental or servicing considerations need to be applied, consequently detailed consideration of these factors is required.
Area 3 (medium density zoning) is west of Powderworks Rd and therefore according to the AECOM Report should not be included in the South Ingleside Precinct.

GENERAL TRAFFIC CONGESTION

This new plan allows for over 530 new dwellings and upwards of 1000 additional cars with no real uplift in main roads - just a new roundabout. Cars from the new dwellings will completely overload Powderworks Rd., which is already carrying increased traffic from Warriewood and other areas of the Northern Beaches as population has increased. Powderworks Road to Mona Vale Road, Powderworks to Garden Street and Garden to Pittwater Road are all traffic choke points in morning and afternoon peaks and frequently on Saturday mornings. Increasingly Elanora Road is used as an alternative, but there is a school along Elanora Road, which causes traffic tail backs and Alana Road/Rickard is narrow and windy. Previous traffic studies only assessed traffic from Mona Vale Road to Kalang Road. The study did not look at the rest of Powderworks to Garden Street and were not conducted in peak weekday hours.

The location of the proposed new dwellings mainly around Wilga St is too far for the residents to walk to Kalang Rd Elanora Shops with shopping. They will drive to the shops and therefore traffic will increase and the already inadequate parking at the Kalang Rd shops will be further impacted. Further, there are minimal public transport options in Elanora Hts and Ingleside. The bus to Narrabeen is infrequent and the main bus stop is at Elanora shops, which as mentioned is not particularly walkable from this proposed development. In addition, there is no new school planned for this development (again). Therefore, there will be an increase in traffic as parents drive their children to and from the schools in Elanora Heights, Mona Vale and Narrabeen, that is, if these schools can actually accommodate new students.

ENVIRONMENT

The South Ingleside area is rich in native plant and animal species, as identified in reports prepared for DPIE by Eco Logical Australia in the early 2020s, and reports from others including Ingleside Residents Landcare Group. Eco Logical Australia identified 23 threatened fauna species and 14 threatened flora species either occurring in the area or likely to occur. The area also contains endangered ecological communities which are protected by government legislation.

The bulldozing of land to make way for over 530 dwellings including 6 storey unit blocks will mean that there will be very little, if any original vegetation retained. The 'semi-rural and bushland character' of South Ingleside will certainly not be maintained and the flora, fauna and endangered ecological communities will likely be destroyed.

The density of the zoning will mean that these valuable and irreplaceable assets will be lost forever.

ECONOMIC/FINANCIAL

There are still many landowners in South Ingleside that do not intend to sell their properties to developers. Unless developer contributions have been significantly increased since 2021/22,

once again, most of the community infrastructure will need to be financed by Northern Beaches Council and therefore the rate payers. Back in 2021/22, the then Mayor of Northern Beaches Council, Michael Regan, said that the small scale of the South Ingleside plan at the time, made it economically unviable. He went on to say that there are more appropriate areas on the Northern Beaches to provide more housing which already have the necessary infrastructure in terms of transport, water, sewerage etc, and where significant flora and fauna do not have to be destroyed or critically threatened. This is 100 per cent still the case.

CONCLUSION

For all the key reasons highlighted above, I believe that this proposal poses genuinely critical risks to life, property and the environment, as well as the quality of life of existing 2101 residents, and that these risks completely outweigh any claimed public interest of increasing the supply of dwellings. There is no public interest for the residents of 2101 and surrounding suburbs that I can see unless you include those who are proposing to make millions of dollars from developing their land. This is PRIVATE not PUBLIC interest. As Mayor Reagan said in 2021/22, there are more appropriate areas on the Northern Beaches to provide more housing which already have the necessary infrastructure in terms of transport, water, sewerage etc - and where significant flora and fauna do not have to be destroyed or critically threatened. Examples are Narrabeen and Brookvale to name just a couple. Once again, this proposed rezoning and development should be shelved indefinitely, once and for all.