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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

08/10/2025

MR Paul Davenport  
48 Cooyong ST  
Terrey Hills NSW 2084  
[REDACTED]

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

Terrey Hills Progress Association would like to make a submission regarding the Development Application - PEX2025/0001, in Ingleside.

Whilst we are aware of the State Governments desire to increase housing supply across Sydney, there are a number of aspects of this application which we have concerns around and we would not support the application. We believe developments of this size and scale should be the result of long term planning and not proposed on an ad hoc basis, with little integration into the local area. A development of this scale and size has the potential to permanently change the suburb and must be assessed taking into account the semi rural characteristics of the local area, which ideally would be maintained. Any development must be the result of Councils strategic planning and vision for the local Government area.

The proposed development is significant, adding over 500 properties and adding many additional vehicles onto the local road network. The area is not particularly well served by public transport with only limited bus routes passing close to the proposed site. This means the majority of residents would be using private vehicles, irrespective of the reason for travel, adding to pressure on the local road network. Pressure would be placed on the local Elanora shopping precinct with increased demand for parking but no increase in supply.

Infrastructure must be in place to support larger developments. We do not believe appropriate infrastructure is currently in place. The Mona Vale Road upgrade is many years away from being completed and Wakehurst Parkway is frequently impacted by wet weather. Access and proximity to schools, hospitals, supermarkets and sports facilities must be considered. Pressure on all surrounding areas will increase as people are forced to travel to facilities not available in the immediate local area.

To approve applications such as this would set a worrying precedent for similar applications in the future, with the potential to permanently change the character and nature of many suburbs. We are not opposed to development but feel they should be of a suitable size and scale and are in keeping with the local area. There are many suitable locations across the Northern Beaches where larger developments are appropriate being close to shops, transport hubs and other facilities. We do not believe Ingleside is a suitable location for a development of this size.

Regards  
Paul Davenport

President  
Terrey Hills Progress Association