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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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07/10/2025

MR Damien Allan  
RD  
Ingleside NSW 2101  
[REDACTED]

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

These comments are applicable to the properties specifically mentioned in the Application, as well as the other Lots of land comprising the "Wilga Development" bounded by Wilson Ave, Powderworks Rd and Wilga St.

1. 536 residences are proposed supposedly inhabited by approximately 1100 residents. I would find this hard to believe, as the number of children in living in the development appears to be greatly underestimated by any commonsense measure. I am concerned that the motivation for this is to make the proposal more palatable to Council as the infrastructure demands for daycare and school capacity will appear to be less.

2. There are two main impracticalities for this proposal. The first is that Powderworks Road will forever remain single lane each way from top to bottom, with another 600-1100 cars compounding already dire congestion in peak hours.

3. The second main problem is the proximity of the proposed development to the adjacent bushland and fairway copses. This will make living in a densely populated development a significant hazard in bushfire season. The next drought and bad bushfire season is a case of 'when', not 'if'. When the development has to be evacuated quickly, it would not be possible to negotiate and escape via a congested Powderworks Road. The addition of a roundabout is unlikely to help.

4. Medium density housing is inappropriate for this site, as it is not close to main public transport routes by either foot or bicycle. This will mean higher reliance on cars, even if they are only used to get to B-Line car parks on Pittwater Rd in Warriewood or Narrabeen.

5. The additional load on the local Elanora Heights shops will be unsustainable, as parking is already insufficient in peak periods. This would cause an overflow to Warriewood Square, Mona vale or Narrabeen, all of which will require additional traffic on Powerworks Rd.

6. The proposal is at odds with the semi-rural character of the suburb and it is completely at odds with the landscape profile desired by the majority of the residents. Ingleside and Elanora heights are Low Density suburbs, with a vanishingly small number of medium density developments near commercial centres like Elanora Heights. Lack of infrastructure in the Ingleside area, and the prohibitive expense of installing it, has been a natural brake on development, with a semi rural landscape being the result. Many people who choose to live here accept the infrastructure limitations and appreciate the diverse animal and bird life along

the wooded wildlife corridors. With the natural environment already being under threat, what is the logic of degrading what is left when there are other designated alternative areas to develop?

7. I am aware of a push to give the YIMBY movement some social license and cast opponents to development in a negative light, particularly in areas near major transport corridors - fair enough. However, in this case, the development does not appear to be geared towards easing the housing shortage, and has not been directed at other designated development areas in the Northern Beaches close to transport. It could be interpreted as an attempt by Mirvac and other developers to realise a gain on long held land banks after years of false starts, and failed Government rezoning and development plans. It does not appear to provide low cost housing, and will create an isolated and disconnected pocket of high population density in a location least suited for it. A "compact settlement-based approach" would appear to be marketing-speak for cramming as many dwellings as possible on this land. It will be subject to the same bushfire and access problems that have defeated all of the development plans that have come before it. A concern with this unfeasible proposal is that it has the look of a test case to determine the Council response under the State Government pressure to resolve a housing supply problem. While this might appear to address the State Government's political problem regarding insufficient housing supply, it is still defeated by the unavoidable and unresolvable traffic congestion and safety of life issues. In Politics vs Laws of Physics contests, sometimes politics may win initially until reality bights.

8. I note that the creek lines and some stands of trees have been incorporated into the design to lessen the appearance of environmental damage. Will the Body Corporates be obliged to keep these areas free of weeds and actively improve and preserve their existing natural environment on an ongoing basis? That said, a massive proportion of the bio-diverse site with a large number of trees will be converted from open /wooded country to concrete and tiles, making it effectively ecologically sterile, with no buffer for the extremely narrow creek line corridors remaining.

Yours Sincerely

D. Allan