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30/09/2025

MR Stephane de Blic
- 14 Georgina AVE
Elanora Heights NSW 2101
[REDACTED]

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

I am a resident of Elanora Heights and wish to formally object to the proposed Wilga-Wilson development. While I recognise the need for thoughtful planning, this proposal is inappropriate for our community for the following reasons:

1. Location of density - High-rise development is supposed to occur within 400m of mass transit. This site is 4.4km away, with no shops, services, or "centre" nearby. It is poor place-planning and does not align with planning principles.
2. Car dependency - With no shops or services, residents will be 100% car-dependent. This is unsustainable, and entirely contrary to the stated aims of reducing traffic and emissions.
3. Traffic congestion - Powderworks Road is already beyond capacity in peak periods and weekends. Rat-runs through Elanora Heights and North Narrabeen will worsen, impacting residents and creating unsafe conditions on roads not designed for heavy traffic.
4. Bushfire risk - There is no credible evacuation plan. Powderworks Road would become a bottleneck, and the unresolved concerns raised after the 1994 fires remain unaddressed.
5. Infrastructure gaps - The precinct lacks sewer and adequate water services. Major infrastructure upgrades would be required, creating downstream disruption. Sydney Water's position on this is unclear.
6. Contrary to existing DCP - The Development Control Plan, shaped by years of community consultation, limits height to two storeys. This proposal disregards that without legal or moral justification.
7. Education impacts - The proposal's estimate of "only 88 children" is unrealistic. Affordable dwellings will attract many more families. Elanora Heights Public School would need years of preparation to accommodate such growth, yet there has been no consultation.
8. Precedent for wider development - This appears to be a "trojan horse" for further Ingleside development under the "Towards 2040" strategy. Even if so, the density is still in the wrong location.
9. Environmental inadequacy - Proposed riparian protections are insufficient, placing local ecosystems at risk.
10. Speculative purchase - The applicants bought this land knowing the planning restrictions and bushfire risks. The community does not owe them a return at any cost. At most, only two-storey housing consistent with the DCP should be considered.

In short, the proposal is unsustainable, unsafe, and inconsistent with existing planning instruments. I respectfully request council to reject this application