
From: Lucy Major
Sent: 17/10/2025 4:05:19 PM
To: Council Northernbeaches Mailbox
Subject: These are my concerns
Attachments: Objections to Development Application Number- PEX2025_0001 - LM.pdf;

12/237 MacPherson Street
Warriewood NSW 2102
17th October 2025

To the Assessing Officer, Kate Mercieca,

Re. Development Application Number: PEX2025/0001
Planning Proposal - amend Pittwater Local Environmental Plan for land at 1-9
Wilson Avenue, 7-14 Wilga Street and 212-222 Powderworks Road, Ingleside.
Notification Period: 10/09/2025 to 8/10/2025

Objections to the Ingleside Place Strategy Submission

I wish to put in an objection to the Ingleside Development.

My concerns are Ingleside is a semi-rural and bushland area positioned between two main roads Mona Vale Rd and Pittwater Rd and the only connecting road is Powderworks Road. It is inappropriate to zone this land as medium density and allow it to proceed next to acreage. Such a development should be closer to Mona Vale Rd not in a remote and isolated pocket of land along Wilga St.

Bushfires swept through the Garigal/ Deep Creek area in 1994 leaving residents limited time to protect their homes and safely evacuate the area. Post-1994 fires the Coroner's report stated ""Where new land (re. Ingleside) is to be developed, it should be done with caution because of incomplete access and inadequate roads". Our properties are all in an Open Flame Zone of an Extreme-Risk Bushfire Area. The steepness of the Deep Creek Valley exacerbates the risk. The Ecological Bush Fire Strategy Study (23 March 2021) does not evaluate or reference the risks or impacts the Ingleside development will have on the existing 35 large residential properties. As it stands the 35 properties in the Garigal locality accounts for 100 vehicles with only one exit via a two lane road. With the addition of 536 dwellings - approximately 1072 more vehicles - in the proposed 19 ha medium density development along Wilga street the possibility to evacuate this area in the event of a bushfire presents an increase risk of loss of life, homes and property. Vehicle congestion, inadequate infrastructure and lack of study and analysis of how the proposed development including approximately 1072 additional vehicles (16 times the current number of vehicles) will impact on bushfire evacuation.

The proposed rezoning R3 medium density and style of house for extremely small blocks is not compatible with the surrounds of Elanora Heights in any way. The 800m² subdivision rules apply to every other property in area is to be suspended with no minimum requirement.

The potential for traffic congestion and blockage during an emergency evacuation is horrendous. The Royal Commission findings point to regulatory failures and poor planning decisions placing communities at a known and obvious risk of disaster. The PDC Bushfire Traffic Analysis Report acknowledges that no guarantee can be made as to the availability or ability of emergency services. There is also total reliance on remote emergency services with no thought of its limitation of the Telstra network, power outages and technology failure. It also doesn't comment on the ability of fire fighting or emergency vehicles trying to access properties fire fronts or water supply with their interaction with vehicles trying to evacuate. There is also no consideration given to unpredictable events

which may affect the evacuation of traffic, such as car crashes, broken down vehicles, fallen trees or powerlines. The AECOM Traffic Study has not considered the potential congestion from Powderworks Rd intersection with Garden St, or Garden St intersection with Pittwater Rd. Traffic exiting Powderworks Rd to Mona Vale Rd and to Garden St currently experience 5-15 minutes delays during peak hour. The traffic on Powderworks Rd has already outgrown the road's capacity. In places it is steep and narrow, with no provision for or even possibility of widening.

I would also like to point out the Ingleside Release area is home to endangered species of flora and fauna that will be seriously threatened by the scale and density of the proposed development. The Biodiversity Assessment describes 'Serious and Irreversible Impacts' entities within the precinct, and also lists of threatened and endangered species are provided. So why would a development be considered in a precinct that contains so many endangered species, as it is not in keeping with the key statement of the development being "Sustainability". This fragmentation of the biodiversity assets will affect greatly the population of endangered species. Feral and pest animals will become an increasing and major problem. NSW State of the Environment Report states "Introduced pests are likely to have had the greatest impact on native fauna in particular foxes and cats". There is also a distinct danger to riparian areas from the introduction of dogs and domestic cats as pets into an environmentally sensitive area as small birds and frogs use the creek bank for habitat. There is no mention of fencing to keep out feral animals or straying domestic pets. It also fails to have a plan for rescue, care or relocation of the wildlife this development will displace.

Another major concern is the water run-off from the Ingleside Release area. It needs to be carefully managed to minimise or eliminate harmful impacts on the Lagoon and feeder streams. The locality is also prone to watercourse and overland flooding. Narrabeen lagoon and the streams are fragile eco-systems with limited resilience to water borne pollutants.

With such a development there will obviously be a huge influx of children, and there is no plans for any new schools, with existing primary and secondary schools expected to address the demand. These schools are already at full capacity.

Finally there is no Aboriginal Heritage Assessment included in this Draft Ingleside Place Strategy. The last assessment appears to have been done in May 2016. This assessment describes many sites within the Ingleside Precinct and All sites have been identified to be of high Aboriginal significance and any future development within the precinct should ensure these sites remain conserved and any future activities within these land use areas should avoid impact to Aboriginal heritage. Aside from the negative impact on safety, cultural heritage, biodiversity and infrastructure as listed above; this development does not fit with the ethos of the Ingleside community, as falsely depicted in the advertising campaign and brochures shared. The Ingleside community takes pride in the beautiful landscape, the close-knit neighbourhood, and the rare and quaint country-town feeling of this stunning area. To introduce another Warriewood-Valley-style development is not what our community wants or needs.

Taking all these factors into account, I would like you to consider this Ingleside Development to be permanently shelved.

Yours faithfully
Lucy Major