

СРПСКА ПРАВОСЛАВНА ЦРКВА
ПРОКАТЕДРАЛНИ ХРАМ
"СВ. САВА"



SERBIAN ORTHODOX CHURCH
PRO-CATHEDRAL OF
"ST. SAVA"

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Rev. Fr Sasa Radoicic 0419 974 753

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Northern Beaches Council
Re Application Number: PEX2025/0001
Attention Kate Mercieca - Principal Planner

8 October 2025

On behalf of the Serbian Orthodox Church Pro-Cathedral of St Sava, its Parish Priest, its Management Committee, and Trustees, we make the following submission.

The Parish of St Sava (the Parish) was established in 1949 by a small number of pre-World War II Serbian immigrants together with recently arrived post-war Serbian refugees as the first Serbian Orthodox Church parish in Australia. Today our Parish—located at Wilson Avenue, Ingleside—is a thriving Orthodox Christian community which meets the spiritual, cultural, and social needs of what we understand to be the largest ethnic community on the Northern Beaches peninsula.

Over a period of nearly two decades, the Parish lodged three submissions to State and Local Governments—specifically in 2007, 2017, and 2021. Each submission outlined our concerns with any redevelopment of land adjacent to the Parish's property. We recommend a perusal of these submissions. The Parish's concerns then, and again in 2025, centre around the following matters:

1. Our existing rights of use must be maintained, namely: a place of public worship, church school hall, presbytery, car parking, folkloric dancing, musical recitals, dinner dances, sporting activities, candle workshop, and other existing uses, including access via Wilson Ave.
2. The Parish's future plans need to be considered. Amongst others, they include—in no particular order and subject to funding and Council approval—the following: pastoral care services, primary school, library, offices, additional housing accommodation for support staff, child and aged care, expansion of the school hall, café and garden area, function centre activities, additional parking. Given the time constraints relating to submissions related to the present redevelopment application before Council, we would welcome an opportunity, at a convenient time in the near future, to outline them in more detail and provide a master plan.
3. Any development or rezoning for low or medium density housing in the Wilga Road-Wilson Avenue precinct needs to consider the impact on our Parish. We strongly recommend that any redevelopment of that area must provide a visual and sound barrier buffer zone and road around the Parish's site—in particular the southern and eastern boundaries of its property. The current proposal would result in 17 detached homes or terraces on the boundary of the Parish's property, as well as a clear line of sight from its proposed apartments. Thus, the proposal directly impacts on privacy and security for our community, especially its children. We note that, at

present, 160 children are active on the site. Furthermore, any proposed footpath or bikeway through the Parish's property would be unacceptable for safety and security reasons.

4. The Parish must have legal protection or an encumbrance on title that precludes future residents from seeking to modify or restrict the Parish's current and future activities and uses. Future residents of the proposed development need to acknowledge that the Parish is an active church and social community that meets that community's religious and social needs with church services and/or other activities and events held on the site on nearly every day of every week.

We understand the wider need for housing on the Northern Beaches peninsula. However, that need must respect and take into consideration the existing and proposed uses of the Parish's site. Any rezoning and redevelopment of the land surrounding our Parish must preserve those existing and proposed uses on its site.

We welcome the opportunity to discuss in further detail the above-mentioned concerns.

Parish Priest—Rev Fr Sasha Radoicic
For the Managing Committee—Zoran Cucak President
Trustees—Nikola Lukich, Kosta Nedeljkovic & Vlado Bubalo