

## **Submission**

The Structure Plan indicates that the properties at 129 Mona Vale road, Ingleside and 3 Chiltern road, Ingleside have been identified as a proposed Open Space Zone that will be reserved for Potential Sports Field sites.

I am surprised it has been suggested to place sporting fields on Mona Vale road due to the additional traffic congestion caused from all the vehicles trying to enter and exit this sporting field. One only has to spend minimal time on a Saturday morning at any sports field on the northern beaches to know the huge traffic issues that arise around sporting fields on or near main roads.

*\* Sports fields on the Mona vale road will increase traffic on an already busy main road, causing more traffic congestion and pollution on Mona Vale road.*

I believe there are 2 more suitable locations for the sporting field rather than 129 Mona vale rd. and 3 Chiltern rd.

My first recommendation is to have a sporting field on the eastern side of Walter Rd, Ingleside, between Lane Cove Rd & Cabbage Tree Rd.

Firstly by having a sporting field located on Mona Vale road within 100 meters of the proposed Neighbourhood Centre, that will already be extremely highly congested with both motor vehicle/ pedestrian traffic and then having a sporting field so close to the Neighbourhood Centre will only add another layer of additional traffic in an area that is already a high traffic zone & will greatly increase traffic along Mona vale road during afternoon peak hours when sports training/practice takes place in the afternoons from 4pm until 8pm and also weekends from 8am until 5pm when sporting competition matches are being played. By moving the sporting field location to Walter road it will be in an area with fewer houses, as the western side of Walter road is only zoned for houses with an average size of 550m<sup>2</sup> and there will be less traffic congestion issues and this will free up Mona Vale road to flow freely which is extremely important as it is the only main road in the suburb.

Also by having the sports field on the eastern side of Walter road this will also alleviate the issues surrounding the visual impact of having houses just above the Katandra Bushland Sanctuary easing concern for residents in Mona vale and Warriewood who have raised concern that by having residential dwellings just above the Katandra Bushland Sanctuary that this will destroy the current picturesque naturally beautiful landscape that can be viewed from Mona Vale and Warriewood.

The second recommendation is to have only 1 sports field location in Ingleside and that would be where the other proposed sports field is located between Mclean St and Wattle Rd. I recommend extending the sporting fields location to include the whole block of Mclean St, Wattle Rd all the way until Ingleside road, so that this whole block is a dedicated sporting field area. This would financially benefit state & local government greatly as you would only require 1 car park, 1 set of amenities, 1 club house (if one is to be built) instead of having all these facilities at 2 separate sports fields like what is currently being proposed. The ongoing routine maintenance & up keeping would also add to the increase in local council financial savings by having 1 dedicated sports field location versus 2 sports field locations.

This would also greatly benefit families of children participating in organized sports tournaments. If there is only 1 sports field location, then families with multiple children playing in different age division for the same local sporting club would only need to drive to the one location for their children to play sport, making it much more convenient for sporting families, rather than having to take one child to one sports field and then drive to the other sports field to drop off another child and vice versa.

One central sports field location in Mclean Street, Wattle road & Ingleside road block would be beneficial to sporting families and it would also mean less traffic on an already busy Mona Vale road which in turn would allow traffic to flow a lot better on Mona Vale road allowing motorists to get in and out of Ingleside a lot easier. The last thing anyone wants is a main road that resembles a standstill parking lot during sports practice times on weekday afternoon/evenings and on weekends when sports matches are being played.

If the housing that is currently proposed for the areas that we have suggested as alternative sports field (1) eastern side of Walter Rd & (2) Mclean street, Wattle road & Ingleside road, are shifted to the corner of Mona vale road and Chiltern road, you would also have a greater number of residents that will be closer to & within easy walking distance/access to public transport on Mona Vale Rd and they would also be within walking distance of the proposed neighbourhood centre, easing unnecessary and unwanted traffic congestion from residents having to drive there from their houses, the closer people live to the proposed neighbourhood centre the more likely it is they will walk there instead of driving there. If their houses are located further away from the proposed Neighbourhood centre its more likely they will drive there.

I feel it would be much wiser to have as much of the residential dwellings as close to the proposed neighbourhood centre as possible.

*\*My opinion is it would be better to have low rise apartments/townhouses along Mona Vale rd and corner Chiltern road, due to the facts stated regarding more residents having close access to public transport that is available on Mona Vale road and also to be within walking distance of the proposed Neighbourhood Centre. The end result will be less traffic on the main road by more people having fast & easy access to public transport and also more people walking to the Neighbourhood centre instead of driving there.*

Another issue to keep in mind is that 129 Mona Vale road, Ingleside and 3 Chiltern road, Ingleside are not identified as being located in the bush fire prone areas on the Bush Fire Prone Land Map

The documents that accompany the Structure Plan proposal included a report, "The Ingleside Precinct Bush Fire Protection Assessment" that was prepared by Eco Logical Australia and it outlines numerous controls and restrictions that would apply to lands within the Bush Fire Prone areas that have been identified in the Structure Plan for possible future residential land uses.

The Pittwater Bush Fire Prone Land Maps included in the Assessment Report (PittwaterCouncil 2013) clearly indicates that the properties being 3 Chiltern and 129 Mona Vale Road are outside any existing bush fire hazard areas. Making 129 Mona Vale road, Ingleside and 3 Chiltern road, Ingleside more suitable for Houses or low rise Apartments/Townhouses than other properties currently identified as potential sites for Houses or low rise Apartments/Townhouses in the Ingleside precinct structure plan.