

Department of Planning and Environment

Re: Draft Ingleside Precinct Strategy Submission

Dear Sir/Madam,

Thank you for allowing us the opportunity to include our submission on the Ingleside draft precinct strategy.

I am lodging my submission as a mother/childcare professional with young children, who has resided in the Ingleside area for over 20 yrs, on Powderworks Road.

I am primarily concerned about the draft proposed use of a park open space amenity at 214 Powderworks Road. This location seems unsuitable for the needs of the future proposed community in this area, which has been identified as medium density - low rise apartments surrounding it in the draft plan. People who are likely to buy and reside in this zoning will be families, particularly those with young children, who cannot afford to buy a house and opt for an apartment lifestyle. Other groups would include retirees looking to downsize.

1. The proposed open park space provides a risk to vulnerable groups, particularly those families with young children.

There are safety concerns to the community by locating a park adjacent to a currently very busy road, after the developments occur, the road will become a major road. This will put children and other pedestrians at risk. Cars in this zone on Powderworks Rd, between Ingleside Rd and Wilga St, often travel at high speed without regard for pedestrians. Often cars heading up Powderworks Rd, toward Mona Vale Rd, are overtaken in this exact zone where the proposed park is, this happens daily as I live here and see it occur. Our children go to school in Mona Vale and catch the bus home, they don't get off their own bus stop opposite their house, as I find it too dangerous for them to cross here, instead I go pick them up at Elanora Heights shops.

The area designated for this open space also poses another potential risk, that of the creek which runs alongside the proposed park, and the tunnels which run under Powderworks Rd. When the tunnels are reached underneath the road on the east side, there are dangerous cliffs with water running over from the creek, very slippery and dangerous, but appealing to children to want to play there. Many older children are permitted to go to parks without their parents and without supervision, accidents are likely to occur in this area by opening it to the public.

In the Warriewood recent developments, parks have been placed in areas where there is low traffic, to provide children with a safe area to play and not the worry of constant cars passing by. It provides a peaceful, safer, low noise area to play.

Also, a low traffic area protects them somewhat against predators, as people entering are not often from outside our community and are usually known members.

Warriewood Valley Playground, Rocket Park, Casuarina Drive, Warriewood, is an example of a well-designed open space, it's well positioned, in a safe, low traffic area, serving and considering the needs of a community.

2. The proposed open park space is not centralised to the community, particularly to those who have disabilities or are elderly.

The current proposed location is not in a centralised area and is at risk of being undervalued and underprovided in the planning of these new subdivisions. A strategic approach is needed in assessing the needs of a community and planning an open space network that would encourage more active lifestyles by offering a **safe** space that is well located and assessable, especially to those with mobility issues. A centralised park would provide a safer place for children to play away from fast traffic and distance should be assessable to all who reside in this area in the future.

The map below shows some possible alternative open space areas, centrally designated and accessible by all the community providing the needs for social outcomes, recreation and safer communities. A proposed pedestrian crossing (shown on map), would connect other users of the same proposed density zoning to join access to the park. A bridge (shown on map) over the creek, would provide a viewing platform for the area's abundant wildlife along the preserved waterway corridor.



In conclusion, a design for an open space should be considered with potential users in mind, for this proposed community of users should provide the following:

A safe open space area to maximise protection of children and serve the needs of the whole community by locating it in a centralised area that is accessible and connected, catering to the recreational and social needs of the community.

We hope the Department will consider our submission carefully to benefit the future Ingleside Residents community.