



northern  
beaches  
council

# **MY PLACE: MONA VALE PROJECT WORKING GROUP**

## **MINUTES**

Banksia Room, Nelson Heather Centre, Warriewood

**Wednesday 6 April 2022**

## Minutes of the My Place: Mona Vale Project Working Group Meeting 2

Held on Wednesday 6 April 2022

Venue: Banksia Room, Nelson Heather Centre Warriewood

Time: 6pm – 8:30pm

### ATTENDANCE:

#### Committee Members

|                        |   |
|------------------------|---|
| Laurie Bimson          | Aboriginal and/or Torres Strait Islander                          |
| Ashley Carlson         | Arts and Culture  |
| Jillian Macintyre      | Environment and/or Heritage                                       |
| Gordon Richards        | Inclusionary and Disability                                       |
| Jeffrey Quinn          | Local Business owner/operator                                     |
| Shayna Price           | Local Business owner/operator                                     |
| David Sparke           | Mona Vale Chamber of Commerce                                     |
| Lauren Jones           | Tourism industry owner/operator                                   |
| Andrew Horthy          | Mona Vale Surf Life Saving Club                                   |
| Ross Smith             | Resident Association (Friends of Mona Vale)                       |
| Marcia Rackham         | Resident Association (Mona Vale Residents Association)            |
| Peter Blanchard        | Resident Association (Bayview Church Point Residents Association) |
| Mark McLaughlin        | Local Resident  |
| Allison Francis        | Local Resident  |
| Paige Jeanneret        | Local Resident  |
| Will Cassell           | Youth Advisory Group  |
| Azaniah-Kaitlyn Afualo | Youth Advisory Group  |

#### Councillors

|                 |                           |
|-----------------|---------------------------|
| Miranda Korzy   | Pittwater Ward Councillor |
| Michael Gencher | Pittwater Ward Councillor |
| Rory Amon       | Pittwater Ward Councillor |
| Ruth Robins     | Narrabeen Ward Councillor |

#### Council Staff

|                |   |
|----------------|---|
| Louise Kerr    | Director, Planning & Place                    |
| Andrew Pigott  | Executive Manager, Strategic & Place Planning |
| Nikki Griffith | Manager, Place & Economic Development         |
| Phillip Devon  | Manager, Transport Network                    |
| Brendan Gavin  | Principal Planner, Strategic & Place Planning |
| Jeanne Thuez   | Planner, Strategic & Place Planning           |
| Carla Davies   | Planner, Strategic & Place Planning           |

|                        |  |
|------------------------|--|
| Cathy Sparkes          | Senior Engagement Specialist, Community Engagement |
| <b>WSP Australia</b>   |  |
| Roz Palmer             | Project Manager                                    |
| Bill Bolton            | Facilitator  |
| Sophie Le Mauff        | Facilitator  |
| <b>Apologies</b>       |  |
| Rory Amon              | Pittwater Ward Councillor                          |
| Laurie Bimson          | Aboriginal and/or Torres Strait Islander           |
| Azaniah-Kaitlyn Afualo | Youth Advisory Group                               |
| Paige Jeanneret        | Local Resident                                     |
| Jillian Macintyre      | Environment and/or Heritage                        |
| Gordon Richards        | Inclusionary and Disability                        |
| Shayna Price           | Local Business Owner                               |

**Disclaimer:**

These Minutes reflect a summary of the key areas of discussion that took place during the PWG meeting.

All opinions expressed by PWG members are solely their opinions and do not necessarily reflect the views, directions and strategic approaches of Northern Beaches Council or indicate a commitment to a particular course of action.

## 1.0 WELCOME

A welcome, Acknowledgement of Country and thank you was provided and apologies noted.

## 2.0 RE-CAP OF THE PROJECT WORKING GROUP + WORKSHOP

The consultations provided an overview of the first Project Working Group meeting discussions and how input from the PWG had been used to design the broader public engagement. The inputs were used in the designing of the Pop Up (12 March), the Drop in Session (25 March) and the public survey (25 March – 22 April). A number of questions were asked around the minutes from the first meeting and Council staff agreed to update the minutes where required.

An overview of the initial themes received from the Pop Up and Drop In sessions was then shared with the PWG members.

## 3.0 MEMBER INTRODUCTIONS

As this was the first in person meeting, PWG members invited to provide a brief introduction about themselves, their organisation or representation status and a positive recent experience of Mona Vale. Councillors, Council staff and consultants present also introduced themselves and their roles.

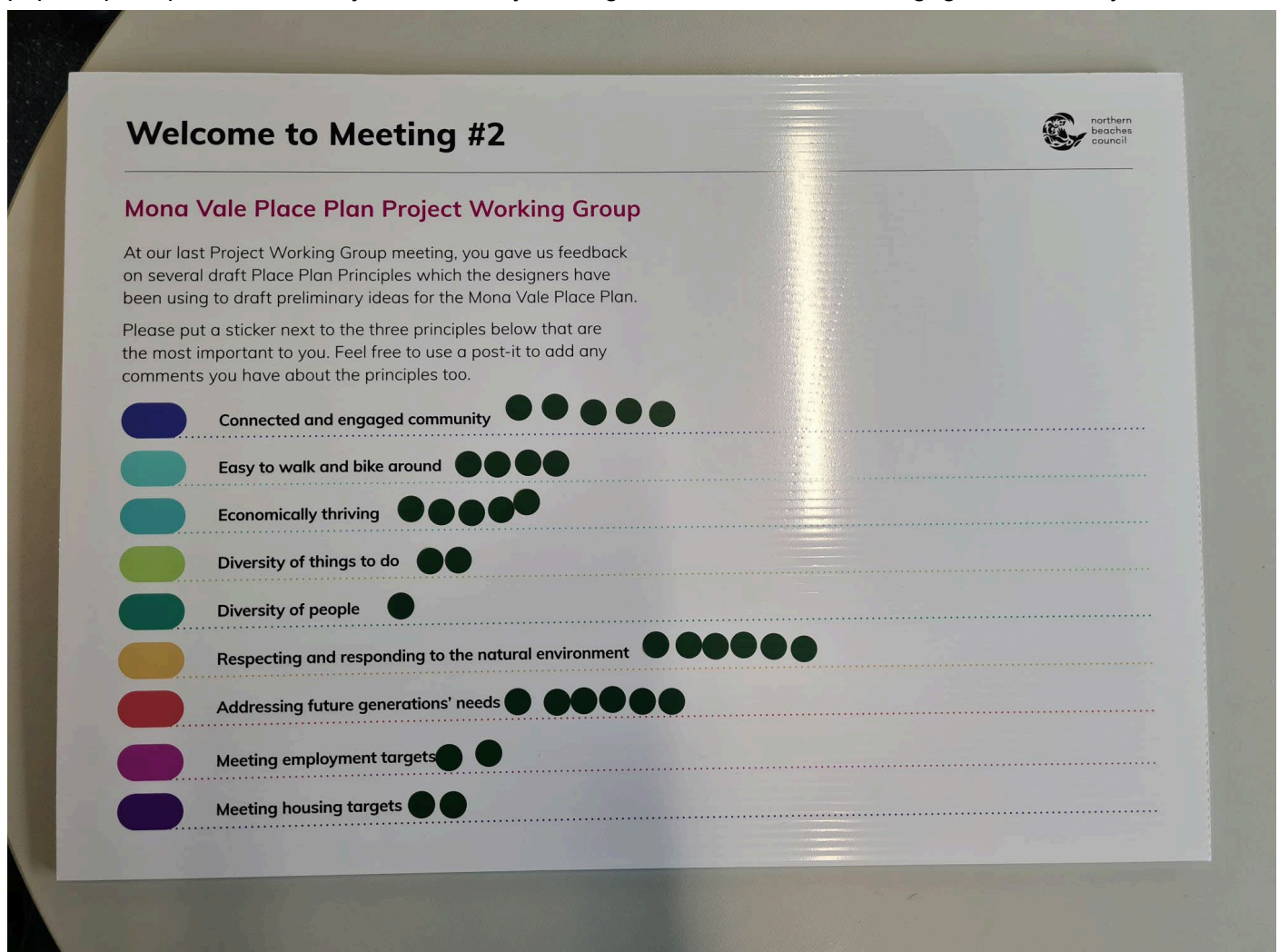
## 4.0 WHAT IS THE PLACE PLAN TRYING TO ACOMPLISH?

Council staff gave a brief overview of what the Place Plan is trying to accomplish over the next 10 years for Mona Vale and what the place plan would cover. Staff also spoke to a number of higher level Council and State Government plans that set out a number of expectations and requirements for Mona Vale and some actions that would be required to address them. This included the Greater Sydney Commission's *North District Plan* as well as Council's *Towards 2040* (Local Strategic Planning Statement), *Local Housing Strategy* and *Move Northern Beaches* (Transport Strategy).

PWG members inquired about specific dwelling and employment targets. Council staff directed members to the employment targets sets in the *North District Plan* and the housing targets in the *Local Housing Strategy*. A question was then asked why the B-Line Bus Stop was set as the centre point for the Place Plan. The consultants explained that it is a standard strategic planning approach to adopt a 800m radius or 10 minute walking distance from a major transport facility.

## 5.0 PROJECT PRINCIPLES

As PWG members arrived at the meeting, they were given three stickers to place against their top three principles for Mona Vale. The board below was then presented to the group to show what the PWG had selected as their most important principles. Members then spoke about what principles they had selected and why. Responding to the natural environment and address future generation's needs were the most popular principles, followed by economically thriving and a connected and engaged community.



**Welcome to Meeting #2**

**Mona Vale Place Plan Project Working Group**

At our last Project Working Group meeting, you gave us feedback on several draft Place Plan Principles which the designers have been using to draft preliminary ideas for the Mona Vale Place Plan.

Please put a sticker next to the three principles below that are the most important to you. Feel free to use a post-it to add any comments you have about the principles too.

|  |             |
|--|-------------|
| Connected and engaged community                      | ● ● ● ● ●   |
| Easy to walk and bike around                         | ● ● ● ●     |
| Economically thriving                                | ● ● ● ● ●   |
| Diversity of things to do                            | ● ●         |
| Diversity of people                                  | ●           |
| Respecting and responding to the natural environment | ● ● ● ● ● ● |
| Addressing future generations' needs                 | ● ● ● ● ● ● |
| Meeting employment targets                           | ● ●         |
| Meeting housing targets                              | ● ●         |

Image 1: Principles Board

## 6.0 FOCUS FOR FUTURE CHANGES

PWG members were then asked to break into groups of three and discuss how the above principles could be realised. Members were also asked to identify their three most important focus areas for how that change could be achieved. To assist with this task a worksheet was handed out with a number of focus areas listed as well as the opportunity for members to add their own. The PWG then resumed meeting as a whole group to discuss group responses. A summary of the responses received has been included in Table 1 below.

**Table 1 – Summary of Future Change Sheet**

| Focus Areas   | Number of Responses                                      |
|---|--|
| Maintain local character (some responses amended this to be 'creating local character or village feel') | 8  |
| Improving the local and feel of the place (good design)   | 2  |
| Improving streetscapes and street frontages (pleasant walking paths, desirable retail offering)         | 3  |
| Upgrading civil infrastructure (roads/wastewater)   | 3  |
| Contribution to enjoyable public spaces (street trees, benches)   | 6  |
| Conservation of Mona Vale's nature reserves, parks and beaches  | 7  |
| Keep/planting trees to provide streets with shade   | 0  |
| Others  | 3 – Good design  |
|   | 2 - Adaptation to Climate Change                         |
|   | 2 – Diverse, affordable and accessible housing options   |
|   | 2 – Vibrancy/activity or nightlife                       |
|   | 2 – Streetscape and street frontages                     |
|   | 1 – Need an identity for greater Mona Vale               |
|   | 1 – More places for young people                         |
|   | 1 – Street trees   |
|   | 1 – Role of business community in MV                     |
|   | 1 – Park/Bungan St roundabout pedestrian crossing safety |
|   | 1 – Shuttle bus to beach                                 |

Note: Where one of the presented options was added by a respondent outside of their top three selection it has been placed into the other category.



## 7.0 BREAK

The PWG broke for 10 minutes

## 8.0 DISCUSSION: PRELIMINARY IDEAS

The consultants then presented the Preliminary Ideas board to the PWG. The consultants indicated how it incorporated the discussions from the first PWG meeting as well how it could support the realisation of the identified Place Plan principles. The PWG then broke into three tables to consider the following questions:

- To what extent do you agree or disagree with the ideas on the map?
- What ideas do you think are missing from the map?
- Do these ideas help to realise an attractive, well designed Mona Vale centre?
- Would these ideas support a thriving business centre in Mona Vale in 10 years?
- Do these ideas help realise the kind of community you'd like to be a part of in 10 years?

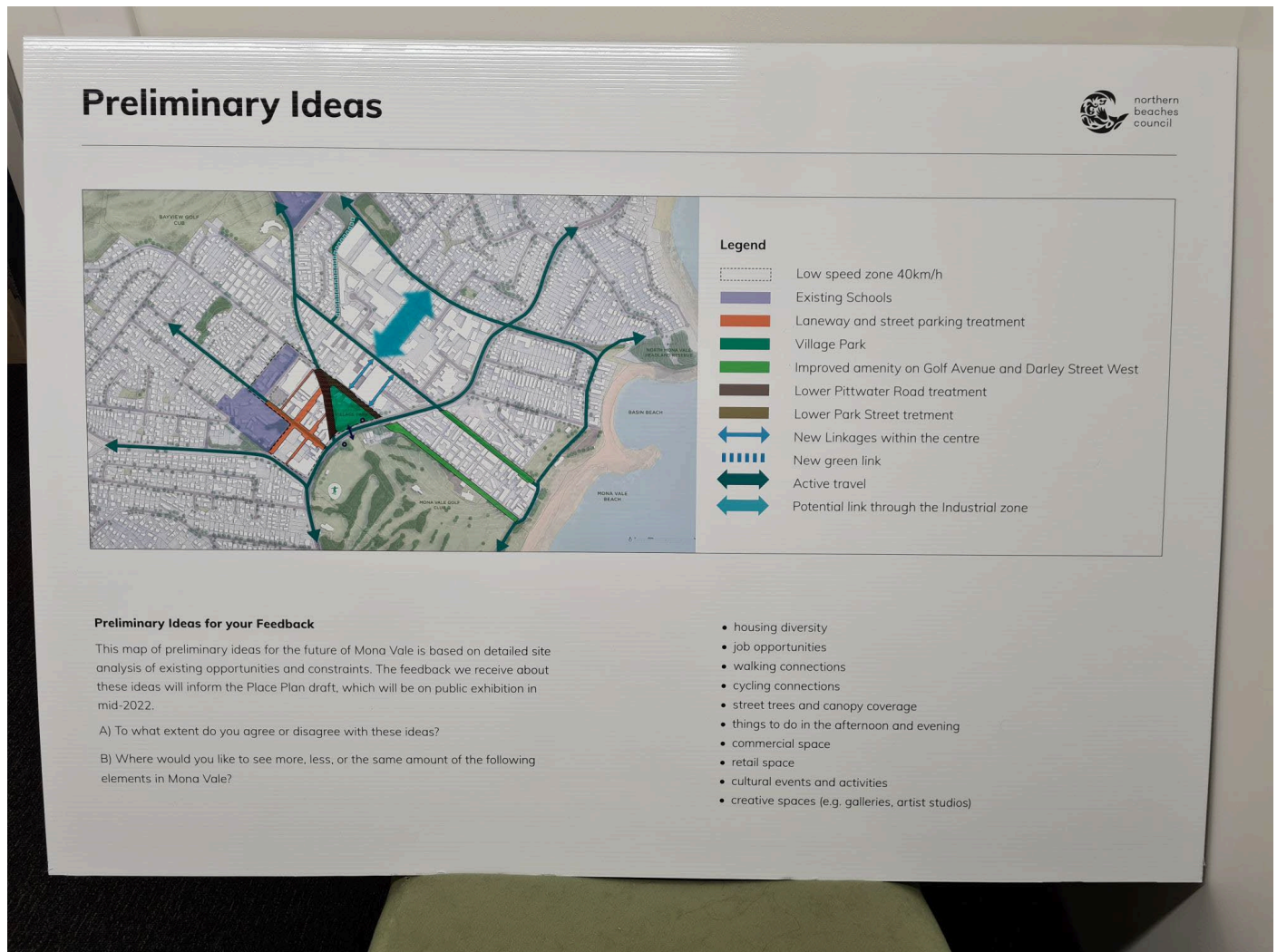


Image 2 – Preliminary Ideas Board

Comments from the table groups were either written onto the boards, post it notes or onto paper. The following points collate all responses received by table group.

### Table 1 Comments on Preliminary Ideas

- Arts Centre + Gallery + Working Spaces (“Pop Up”)
- More places to exercise (who don’t skate) in centre of village
- Council needs to spend for business uplift
- Manufacturing and services (have a lot of services, medical is core but takes up parking)
- Gig economy is the only thing going and need to look forward to new economies
- Smarter business community that drives circulation
- Attractive to young business owners – attracting draw card business
- Space for short music events, 1 hour performances then to dinner in Mona Vale – support business (Phoenix in Central Park is an example)
- Rain gardens along streets on drains
- Better lighting for areas well used or critical pathways, smart lighting that is wildlife friendly
- Young people hanging close to public library
- Safer bus zones at night times (B-Line on Sat/Fri nights)
- Addition to Memorial Hall that is multi purpose – Surry Hills Library is a good example
- Art Centre for Mona Vale as promised. ‘Pop Up denotes temporary.
- Better mitigation of threats from Climate Change (coastal erosions at beaches)
- Accessibility – footpaths + ramps need to be shallow and cater for all ages and abilities.
- Human Scale – narrow frontages on shops
- Business of the future – digital must be a part of it (near pub?)
- Good signage - City of Sydney is a good example as it is very informative but unobtrusive
- Retain old buildings so that there are still places with cheap rent for quirky shops + restaurants
- Heritage list Waratah Court as a Modernist building – H.P. Ossor. Would be great for small restaurants + evenings
- More market night/days = more business activity, greater sense of community at important events
- Public Transport in the evenings, especially on weekends
- Connection between Park St and Pittwater Rd would be strengthened by creating easy access i.e. no steps between the two. Also lower speed limit to 40kph in village centre.
- Ask State Government to provide onsite parking for schools. Would help out with parking in town centre. 2 schools to content with.
- More trees in Village Park
- Tree scape Darley Street. Tree scape Pittwater Road. Walkability more pleasant.

- Mapping – include Kitchener Park. Not just a skate park but serves many purposes.
- Remove all extra bins from old 'Inch Café'. Detracts from look of the area. (Council comment: café area above library).
- Ensure jobs are accessible for young people – hospitality, retail.
- Traffic slowed Pittwater Road. 4 Lanes to 2 lanes (turn left of roundabout). Moving traffic to Darley. Parking on street.
- Better connected - new area to old (Council Note – Park Street to Bungan Street)
- Marine enterprise
- IN zone too small
- Business creates jobs. No lifestyle shops here (Belrose) (boutique shops)
- Shuttle bus to beach from town?
- Quality Meat, Bennies Butcher. We've got the money but don't have anywhere to spend it.
- No furniture shop or disposable money shop
- Pub + clubs not getting the demand
- Phoenix @ Central Park – flexible space (indoor, short shows)
- Clubs/older group facility
- Connecting through private areas (Council Note: between Park + Darley Streets)
- Need business for young people in centre
- Unbounded tourism opportunities
- Need facility imbedded as core of Mona Vale
- Library as third space (meeting space, staffed differently)
- Tourism hub @ Warriewood
- Trucks turning?
- Young people hang out in centre of village
- On Pittwater Road – Walkway to bay + School
- On Canal – Naturalisation (great walk) to Bay
- On Basset Street – Trees
- Is anything missing?
  - public space in all new developments proposed for future,
  - protection of walkways in town centre
- Where would you like to see more or less of the same?
  - Job opportunities – business create jobs!
  - Walking connections – good surfaces. Shade. Rest stops.
  - Street trees and canopy coverage – endemic species
  - Things to do in afternoon and evening – encourage business to stay open longer



- Retail space – small/large spaces
- Cultural events and activities – varying length of time so people can spend money after show

## **Table 2 Comments on Preliminary Ideas**

- Review the industrial zone to strengthen the diversity of workplaces
- Aim for a more vibrant industrial space
- Mixed uses core to town centre
- Higher density closer to the centre
- Review Apex Park + roadway
- Active connection to the village centre
- Car park or other development on top of the bus depot
- Laneway + street parking treatment to reduce the roads + increase pedestrian use.
- Activate the zones in between with better land use
- Active pathway to connect all 3 schools to the village
- Active pathways connecting Mona Vale, beach and through to Winner my Bay + back through village
- Safety + no car zones at beach and shuttle bus
- Opportunities from coast walk along the beach
- More play areas + community hub café at beach
- Apex Park/Beach Car park area – regeneration of car park area?
- Active travel along Seabeach Avenue
- Active travel along Bassett St – connect bay and coast
- Retain industrial area
- More play area in Kitchener Park?
- Underground Barrenjoey Road from Mona Vale Road to Bassett Street – better connection to Kitchener Park + beach
- Laneway + pedestrian connections in village centre commercial area
- Art/cultural uses at schools outside of hours?
- Expand town centre area west up Vesper Street, Waratah Street, Dygal Street, Park Street, north to Darley Street
- Civic Centre replace (Pittwater Council)
- Hospital?
- Narrabeen Lakes boardwalk?
- Connection from Park St/Barrenjoey Road through to Darley Street at end of canal

- Intersection of Park St/Golf Av/Barrenjoey Road is dangerous – not timed long enough for people to cross

### **Table 3 Comments on Preliminary Ideas**

- Pedestrian safety
- 2 schools in close proximity
- Illegal dumping at night as locals know the area is very quiet
- Lack of lighting at night
- Business eg Aldi – bins left out overnight and smell
- Not appealing at night – no night economy/evening economy or later?
- Bring laneways to life – activate laneways
- Not easy to walk around – different footpath heights and surfaces
- Uniform approach to pedestrianisation around Mona Vale
- No connection between the commercial centre and industrial area
- Industrial area has changed over time – more eclectic
- Change in retail – people shop differently since Covid 19
- No tourist industry in Mona Vale town centre
- Need to provide more tourist opportunities in the area, eg mountain biking, surfing treks
- Lighting + safety – using new technologies that capture light pollution levels, sound monitoring, other information
- Arts + Culture has improved overtime.
- Attract NSW grant funding to area to support tourism
- Development quality – tourism accommodation experiences
- Shift from industrial to tourism
- Support growth – improve access
- Boat parking limiting visits to light industrial area
- Safety around schools – traffic, lighting, drop off
- Night time economy will bring vibrancy + improve safety
- Consider reduced demand for retail space
- Uniform approach to pedestrian access in village centre
- Growth/develop needs to occur without disrupting existing business
- Bring laneways to life
- Creative/gallery space near village park – branding as an arts precinct
- Blue arrow on the AO board what is it? (cars, bike?)

## 9.0 DISCUSSION: HOUSING TYPOLOGIES

Remaining in their table groups, the PWG was then shown a new board with photos of a range of housing types. These ranged from townhouses through to residential flat buildings and shoptop housing developments and were drawn from existing local developments. Members were asked to consider the target for 180 new dwellings in Mona Vale by 2036 and what type of housing they would like to see in the future. Members were asked to also comment on the look and feel of the developments and where they might go.

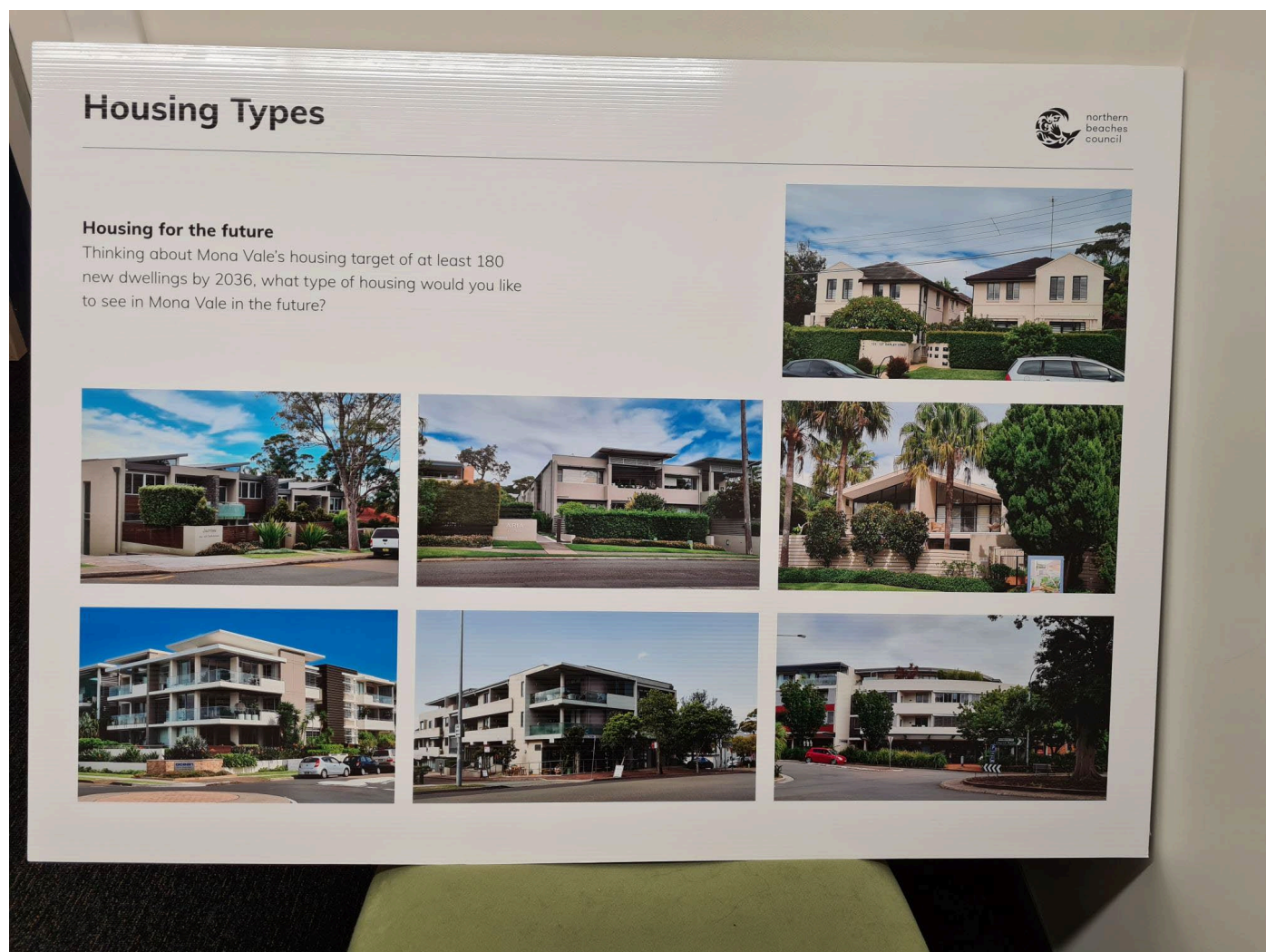


Image 3 – Housing Typologies board

Comments from the table groups were either written onto the boards, post it notes or onto paper. The following comments collate all responses by table group

### Table 1 Comments on Housing Typologies

- Social housing needs to be around all of LGA/region
- Build to rent
- All the housing looks the same
- Social Housing Harkeith Street – affordable housing, mixed use.( Council Note: Harkeith will remain as employment land)

## Table 2 Comments on Housing Typologies

- Mixed diversity of housing
- Key worker accommodation?/aged care worker?
- Dwelling type 7 (4 storey shop top housing) to west area adjoining town centre
- Dwelling type 3 (two storey apartments) to western end of Park St/Darley Street West

## Table 3 Table 2 Comments on Housing Typologies

- Big growth in granny flats currently
- Dwellings in town centre must accept noise or address noise
- 3 storey mixed use/village style most cost effective, ticks all boxes
- Parking with housing a big challenge + must be addressed in centre
- Parking – not enough parking provided for the residents
- People use their garage for storage
- Less of a problem with self driving cars
- Public transport going to Church Point normally empty
- One way to handle increase in housing is low scale flats/townhouses
- People have to be aware if they move into the town centre that noise may be an issue.

## 10.0 REPORT BACK

The PWG then returned to a whole group session to discuss the results of the preliminary ideas and housing typologies board. One member from each table came up to explain their key ideas and thoughts about both boards. A summary of the key responses is contained within the photo below and repeated in Table 2 below

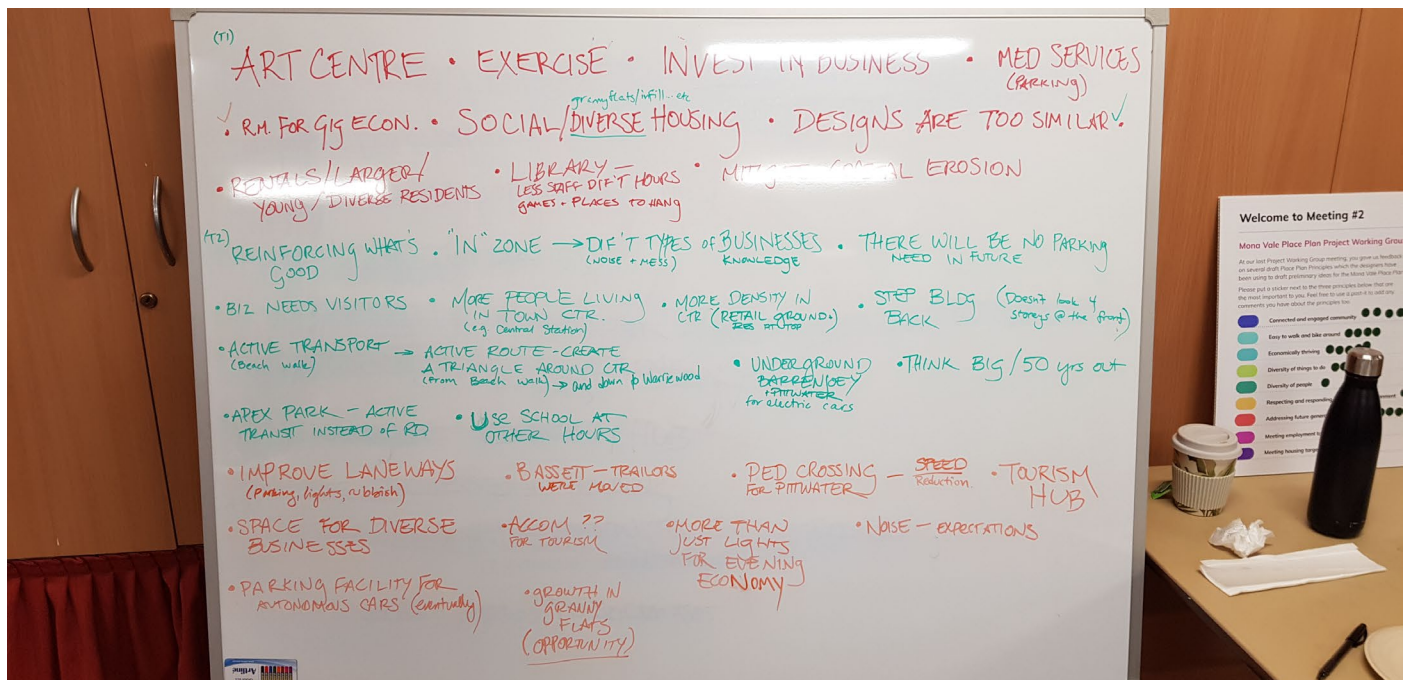


Image 4 – Summary of group discussion on Preliminary Ideas and Housing Typologies



**Table 2 – Summary of Group Discussion on Preliminary Ideas and Housing Typologies**

| <b>Table 1</b>   |  |   |
|--|--|---|
| Art Centre   | Exercise   | Invest in business  |
| Medical services (parking)   | RM for Gig Economy   | Social/Diverse housing (granny flat/infill etc)                                       |
| Designs of housing are too similar   | Rentals/larger/young/diverse residents   | Library – less staff, different hours, games + places to hang                         |
| Mitigate coastal erosion   |  |   |
| <b>Table 2</b>   |  |   |
| Reinforcing whats good (about Mona Vale)   | Industrial zone – different types of business (noise + mess, knowledge business) | There will be no parking need in the future (autonomous vehicles)                     |
| Business needs visitors  | More people living in the town centre (eg Central Station)                       | More density in centre (retail at ground, residential above)                          |
| Step buidlings back so doesn't look like 4 storeys at the front  | Active transport (beach walk)  | Active route – create a triangle around centre from Beach Walk and down to Warriewood |
| Underground Barrenjoey + Pittwater Road to better connected to adjoining areas (for electric vehicles) | Think big/50 years out   | Apex Park – active transit instead of road  |
| Use school at other hours  |  |   |
| <b>Table 3</b>   |  |   |
| Improve laneways (parking, lights, rubbish)  | Bassett trailers were moved  | Pedestrian crossing for Pittwater (speed reduction)                                   |
| Tourism Hub  | Space for diverse business   | Acccommodation for tourism?   |
| Evening economy requires more than just lights   | Noise exepectations living in a centre   | Parking facilities for autonomos cars (eventually)                                    |
| Growth in granny flats (opportunities)   |  |   |

## 11.0 FUTURE ENGAGEMENT AND NEXT STEPS

The consultant then outlined how the session would be incorporated into the Draft Place Plan and there would be further discussion at the next PWG meeting. The consultant also reminded members that the survey was open until the 22<sup>nd</sup> April and that members should encourage people to take the survey. The consultant advised that the PWG sessions would also be incorporated into the overall enagement and consultation outcomes report.

## **12.0 THANK YOU AND CLOSE**

Council staff then thanked members for their attendance tonight and their participation.



## APPENDIX – PHOTOS OF BOARDS

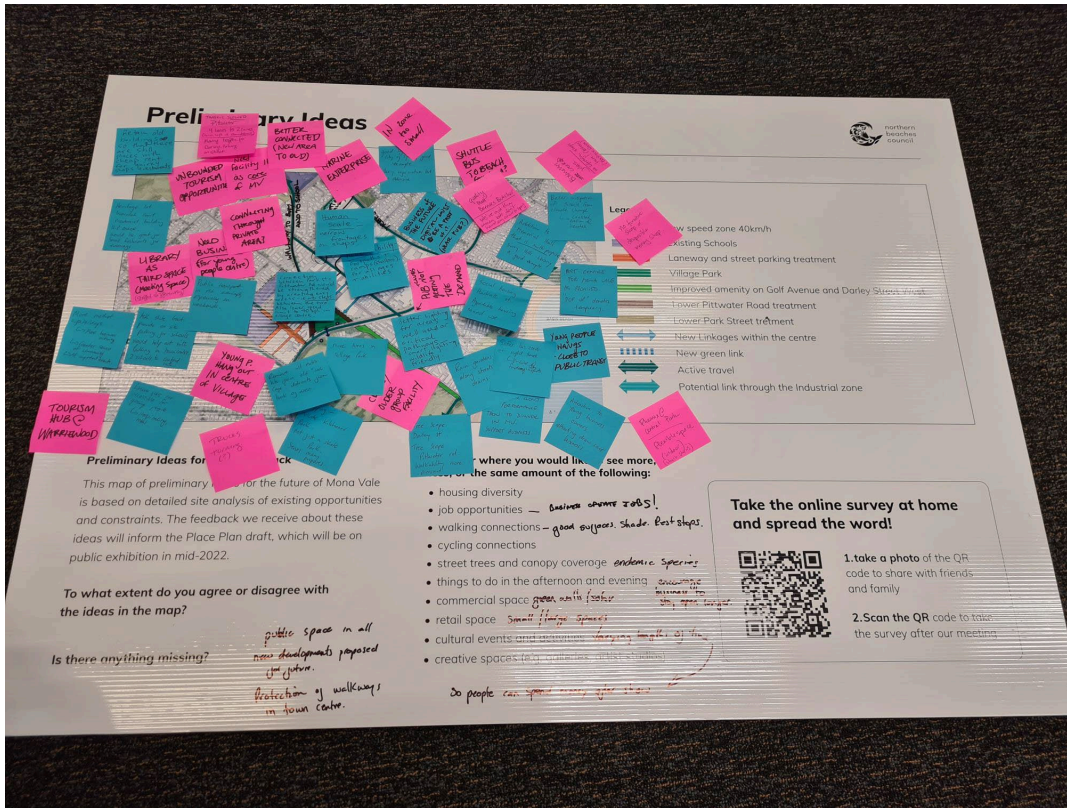


Table 1 – Preliminary Ideas Board (Note: Table 1 made no comments on their Housing Types board)

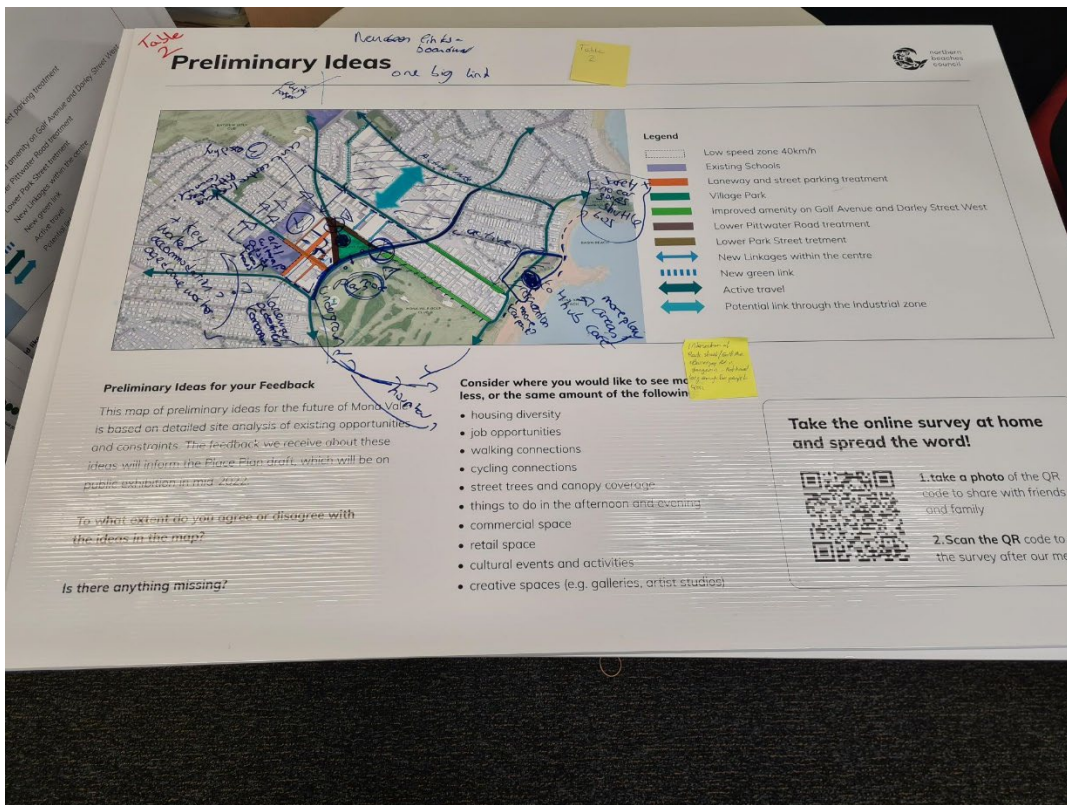


Table 2 – Preliminary Ideas Board



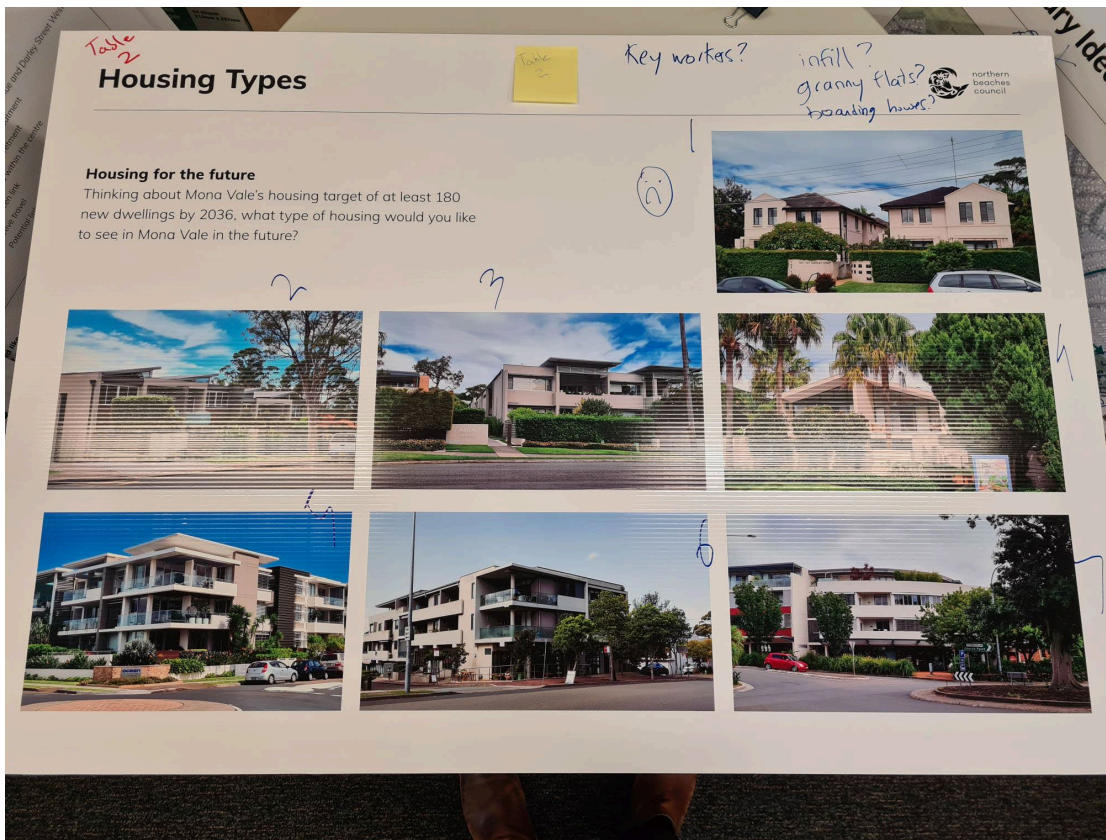


Table 2 – Housing Types Board

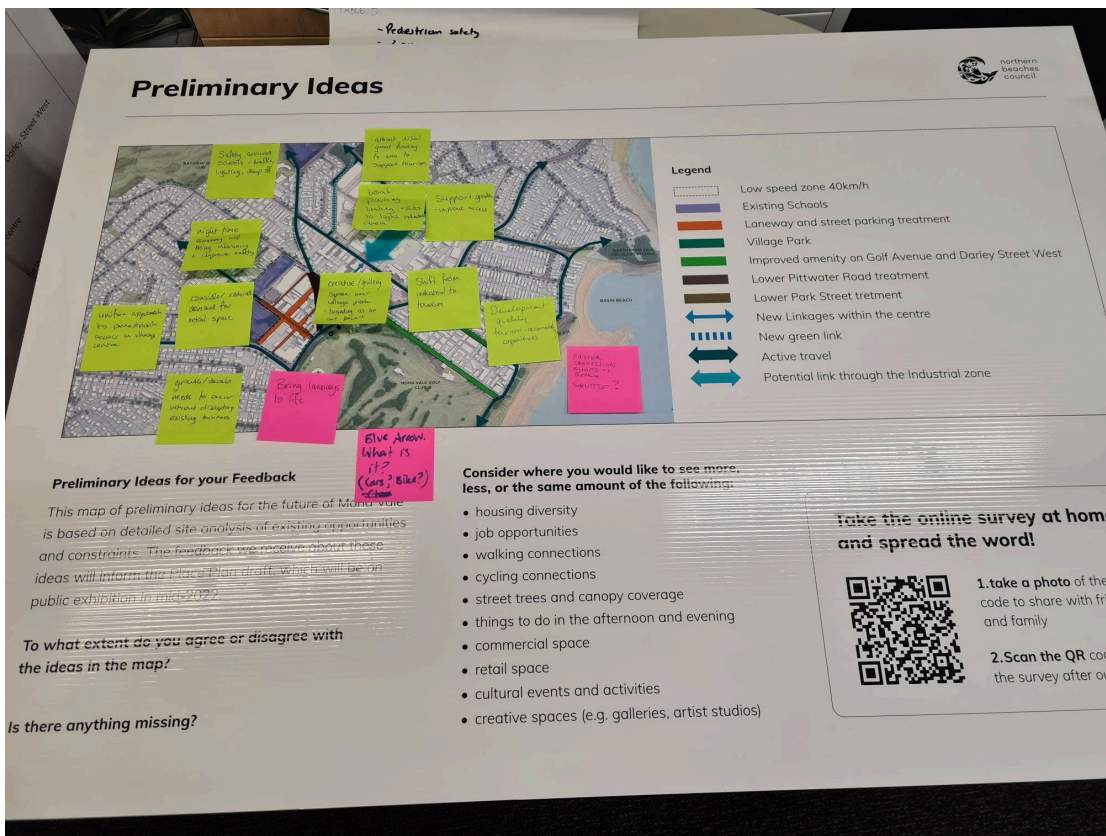


Table 3 – Preliminary Ideas Board

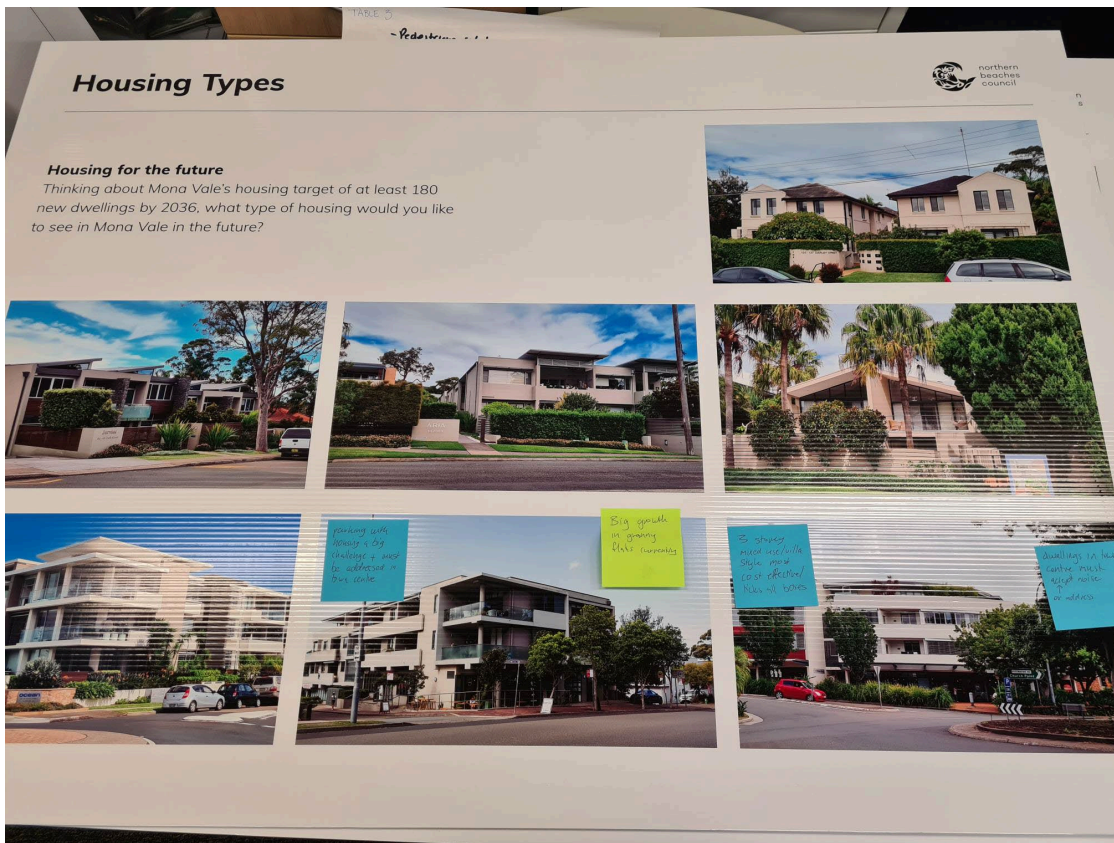


Table 3 – Housing Types Board