MY PLACE: MONA VALE PROJECT WORKING GROUP

MINUTES OF PWG MEETING 3

Main Hall, Newport Community Centre

Wednesday 15 June 2022

Minutes of the My Place: Mona Vale Project Working Group Meeting 3

Held on Wednesday 15 June 2022

Venue: Main Hall, Newport Community Centre

Time: 5:30pm – 7:30pm

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
Anne-Maree Newbery	Manager, Strategic & Place Planning
Michelle Carter	Strategic Transport Coordinator, Transport Network
Brendan Gavin	Principal Planner, Strategic & Place Planning
Jeanne Thuez	Planner, Strategic & Place Planning
Trish Chaney	A/Manager, Community Engagement

Cathy Sparkes	Senior Engagement Specialist, Community Engagement
WSP Australia	
Roz Palmer	Project Manager
Bill Bolton	Facilitator
Sophie Le Mauff	Facilitator
Apologies	
Rory Amon	Pittwater Ward Councillor
Michael Gencher	Pittwater Ward Councillor
Laurie Bimson	Aboriginal and/or Torres Strait Islander
Will Cassell	Youth Advisory Group
Azaniah-Kaitlyn Afualo	Youth Advisory Group
Jillian Macintyre	Environment and/or Heritage
Shayna Price	Local Business Owner
Jeffrey Quinn	Local Business Owner
Ashley Carlson	Arts and Culture

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

A recap of the first two Project Working Group Meetings and responses received was provided first. Meeting 1 was focused on establishing a vision and principles for Mona Vale while Meeting 2 was on the preliminary framework and ideas for Mona Vale. The agenda for the night was also provided with an overview of what activities would be undertaken during the meeting .

3.0 MEMBER INTRODUCTIONS

Members were asked to introduce themselves again to the group and to state if there was something they wanted to say about Mona Vale's future that they hadn't had the opportunity to state. The following responses were received:

- Nothing at this stage but want to hear what others have to say.
- Interested in how the place plan might benefit tourism.
- Mona Vale is the transport and services hub for adjoining suburbs such as Bayview and Church Point.
- Mona Vale is also a main centre and hub for people to the south in Warriewood and Narrabeen.
- Felt they had expressed everything they wanted to so far.
- There needs to be more discussion on disability and access issues.
- A community plan and clarity around the housing targets for Mona Vale. I would also like to see discussion on ecology both for parklands and urban centres and protection of habitat such as the Warriewood Wetlands. We need more community facilities in Mona Vale and sustainable design such as green roofs.
- Avoiding parking loss as well as the consideration of sea level rise and impacts on future planning for Mona Vale.
- Some buildings in Mona Vale have their 4th level setback but the new development [19 Bungan Street] does not and that is a disappointing outcome. Also need to consider flooding, Bungan Lane car park and previous plan failings.
- Interest in footpaths, bikes and cycleway.
- Disappointed that we lost Mona Vale Hospital and its associated medial services but acknowledged that is a state government issue. However access to the new hospital along Wakehurst Parkway can be interrupted by flooding.
- Would like a better understanding of the scope of the project and not sure of the impact on small business is being properly considered. I would like more information and ideas to critique and am also disappointed in a number of state government decisions.
- Some people also wished to table their own submissions and written comments on Mona Vale.

It was noted that place planning encompasses a range of different community values, aspirations, wants and requirements for a centre and the challenges that can provide when developing a plan.

4.0 WHAT IS THE PLACE PLAN TRYING TO ACOMPLISH?

Council staff gave a brief reminder 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 including job and housing targets. 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).

There was some comments and discussion from members during this section including:

- Avoiding speed bumps for traffic calming measures.
- Inclusion of ecology in design and aligning to Council's Environment and Climate Change strategies.
- Street tree plantings and need for trees that provide shade and habitat.
- The comparison between native and non-native tree plantings and the nuances of that discussion.

5.0 PART A – WHAT WE HEARD AND LEARNED

The consultants provided an overview of the community engagement activities undertaken so far and a high level overview of the survey engagement results. The discussion then moved onto some of the strengths of Mona Vale such as its location between the beach and the bay, its strong retail and services offering as well as its good pedestrian links. Then some of the challenges and constraints in Mona Vale were identified such as existing poor building design, busy intersections, dead end cul-de-sac streets and strata title buildings that are unlikely to substantially change in the short to medium term. Then finally some hazards and social infrastructure such as childcare, aged care facilities and community facilities were identified. These were also displayed on boards around the room and copies have been included in Appendix 1 to these minutes. Finally the consultant explained how to incorporate Indigenous response to place and design outcomes through the Designing for County Principles document which was shared with the members.

6.0 PUBLIC DOMAIN

The consultant then expanded on some of the previous PWG meetings outcomes and community engagement results relating to the public domain. These all indicated there was a strong desire to improve the public domain and streetscapes within the centre and to make it easier to walk and cycle around the centre. There was a brief discussion on ways this could be achieved and how it could draw on other adopted Council strategies such as the *Northern Beaches Bike Plan* (adopted August 2020) before some recommendations were presented to the group. These recommendations were then used for the following activity.

7.0 ACTIVITY – HOWS YOUR ROUTE?

PWG members broke into pairs to consider a range of scenarios of how people may move around the centre if the public domain improvements had been implemented. Six scenarios were presented asking the respondents to consider how their journey might have been improved or what other challenges might remain. The scenarios have also been included in Appendix 2.

Table 1 - Group Scenario Comments

Group	Scenario	Comments
1	Young family with a pram travelling from Bassett Street to Bungan Street	Didn't know about the existing bus depot path. A widened route through here would be good but any cycleways in the area would be need to be wide enough and separate from industrial premises and vehicles. There would need to be a safe crossing over Darley Road and improved pedestrian and cycling links between Darley Street and Park Street. Walkways should be better signposted so people know they are there.
2	Group of primary school children travelling from the beach to Mona Vale Public School	A bike lane on Golf Avenue would be good but wouldn't solve the issue of crossing major roads such as Barrenjoey Road. School aged children might not use this route due to safety concerns around intersections.

		Traffic and cyclists would need to be separated along Golf Avenue due to busy nature.
3	Senior with a mobility frame travelling from Sacred Heart to Darley Street	There could be conflict between mobility scooters and cycleways. Crossing cycleways might be difficulty for mobility scooters. Crossing Pittwater Road is difficult and there is no direct route. The roundabout interrupts the most direct routes in this area. There needs to be a safe pedestrian link between Park Street and Darley Street. Any development in this area should be incentivised to provide these links. Access to Mona Vale Beach should be made friendlier for a range of users that might have mobility concerns. Access to the beach right near to the palliative care facilities at the hospital should also be considered. There is an example at Fingal Bay in Port Stephens for water access that could be looked at [Mobi-Mat]. More cycleways are needed because roads might be dangerous. Gradient changes and staircases are barriers that need to be considered.
4	High school students travelling from Bassett Street to Bungan Street	A cycleway along Bassett Street would need to separate cyclists, pedestrians and vehicles. Heavy vehicles in the street might be an issue. A cycleway along the canal would also need to separate pedestrians and cyclists. It would also need a connection across Darley Road and through to Park Street.
5	Parent with teenage children travelling from Pittwater High to the rock pool	A cycleway along Bassett Street would be good but would need to consider street and driveway crossings. The lights at the intersection of Bassett Street and Barrenjoey Road need to have the turn arrows and pedestrian crossing signs on both poles. It's easy to miss both if you are turning southbound into Barrenjoey Road. The trees on the eastern side of the intersection drop leaves onto the path which make it slippery. Better lighting at night. Improving the bus depot pathway would be an improvement for northern residents and encourage more active travel
6	Career and a person in a wheelchair travelling from Darley Street West to Park House	Car parks need to consider specific needs for motorised wheelchair uses, not just 'normal' pedestrians. Currently accessibility parking facilities do not appear to be adequate. Mona Vale Memorial Hall car park appears to be a bad example. Pathways in Mona Vale need to be widened for users. Current Park St pedestrian crossings (3) are fine.

8.0 DISCUSSION: HOW DO WE APPROACH TARGETS WHILE MEETING OUR PRINCIPLES AND OBJECTIVES?

The consultant then reminded the group that there was a requirement to consider how to provide new jobs and housing in Mona Vale before highlighting some of the key responses from the community on these matters. This included some initial survey results showing a strong demand for more diverse and different types of housing options in and around the centre, but also making sure that new development maintained the character of Mona Vale. Some general recommendations on how to meet these targets were provided before a general group discussion took place. The following comments where received during this time.

- Cyclists need to share the space when on footpaths.
- The current Mona Vale Road works have a footpath along the southern side of the road but there is no canopy trees to shade the pathway.
- How high are buildings going? (Council comment: Mona Vale has an existing four storey height limit which will not be increased).
- Has the capacity of land to meet the housing targets been investigated?
- Development shouldn't be on open and natural space.
- Do you go denser in a smaller area or do you spread lower density out?
- Can we ban over 55 developments in the low density areas? They aren't always in the right spots and might push out other people from more appropriate locations (i.e. a family from near the school).
- Is there scope for younger people + more affordable housing in the outer areas? Unlikely to be able to afford or desire a location right in the centre. There was some agreement on this point in the group.
- Concern that the B-Line won't support jobs and housing or support local business. Commuters in the evening aren't hanging around. There was some disagreement on this point with some people indicating that the lack of things to do in Mona Vale in the evening may impact on commuters not spending time in Mona Vale, and that transport hubs do attract economic activity.
- How much scope does council have to impact on the provisions of more affordable housing?
- Can we stop speculative residential development?
- There was a broader discussion on affordable housing and staff explained Council's Affordable Housing Policy. This would be a dwelling owned in perpetuity by Council rather than for a set period of time and would be managed by an affordable housing provider. (Council comment: For more information on Council's Affordable Housing Policies please see this link - Housing).
- We need speculative development to develop the housing opportunities for all sorts of people with different housing requirements. We need more range of diverse housing such an example of transforming a single existing dwelling into two or three dwellings with only minor work. Can we have a prototype example?
- How does cycleways contribute to housing or a business?

- Cycleways are about movement and mode shift away from private vehicles.
- Place Plan draws on existing strategies and plans and provide a delivery mechanism for prioritisation based on public feedback. Council's budget can also inform priorities.
- We have good public transport links to adjoining suburbs with frequent service that are not always well used. Could we run smaller vehicles to meet less demand and deal with the underutilisation of existing services? A mode shift to other non-car uses would be good.
- What about those that cannot rely on private transport?
- Keoride services have incentivised people to travel on public transport.
- Mona Vale needs more community facilities/space.
- Mona Vale Memorial Hall car park is space that could be better utilised with other uses such as community facilities.
- Retain pedestrian crossing on Pittwater Road between library lane and the bakery.
- Need for wayfinding signage in Mona Vale.
- DCP incentives for creating public domain improvements (especially in the industrial area)

9.0 THANK YOU AND CLOSE

Council staff then thanked members for their attendance tonight and their participation. Staff advised that comments from tonight would be used to further develop the Place Plan.

APPENDIX 1 – IMAGES OF BOARDS

Mona Vale Place Plan - What we heard

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What we heard

Thanks to the Project Working Group (PWG) and the community for giving excellent feedback that has informed the Place Plan and site analysis.

The community told us which principles were most important in shaping the Mona Vale Place Plan:

- Respecting and responding to the natural environment (65% of survey respondents said this principle is 'extremely important' to them
- Easy to walk and bike around (64%)
- Environmentally sustainable (56%)
- Addressing future generation's needs (49%)
- Economically thriving (48%)
- Connected community (44%)
- Diversity of things to do (36%)
- Meeting job targets (31%)
- Diversity of people (23%)
- Meeting housing targets (20%)

Note: Because meeting housing and job targets are essential to address future generation's need, the principles concerning targets remain a priority. Also, achieving environmental sustainability relies on implementation methods (e.g. materials, life-cycle analysis, waste disposal) for each recommendation. Council will implement recommendations in alignment with Northern Beaches Council's Environment and Climate Change Strategy and Plans.

Engagement Activities

	Activity	Description	Participants	Date
	PWG meetings	3 meetings held with PWG members	13 members and three Councillors attended meeting one. 15 members and four Councillors attended meting two.	March - June 2022
	Pop-up sessions	Two pop-up sessions held in Mona Vale Centre to present the project and ask community members for initial input	Approximately 25 community members attended the two sessions	12 March
	Drop-in session	Opportunity for community members to ask questions about the project at Mona Vale Memorial Hall	Approximately 35 - 40 community members attended	2 April
	Online community survey	An online survey was published to collect community feedback	The survey received 1030 visits and 693 responses	23 March - 22 April
	Public exhibition of the Draft Mona Vale Place Plan	The draft Place Plan will be put on public exhibition to provide the community with an opportunity to provide feedback	Open to the community upon Council endorsement of public exhibition	Anticipated for Mid to Late 2022

Mona Vale Place Plan - What we learned

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What we heard - site analysis summary

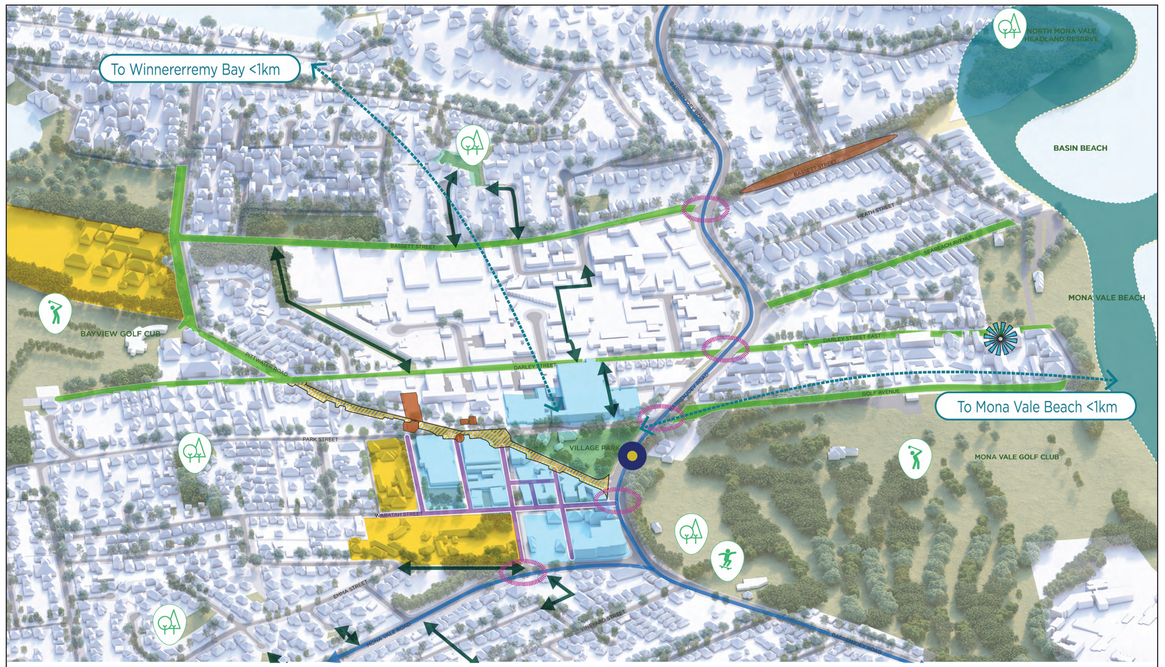


Figure 1: A summary of Mona Vale's strengths and opportunities for enhancement

Legend

- Existing retail and services
- Existing schools
- European heritage items contributing to street character
- Fine-grain built environment contributing to 'village feel'
- Opportunity to increase tree canopy
- B-Line terminus
- Pittwater Road - Council-owned road
- Access to city west, north and south
- Existing pedestrian crossings
- Pedestrian-only links
- Coastal landscape
- Retail near beach

Figure 2: A summary of the constraints, opportunities for improvement, and challenges that this Place Plan addresses

Legend

- Poor residential interface with public domain
- Poor street amenity
- Bus depot
- Busy street with high traffic volume
- Strata lots
- Village Park - lacking place identity
- Busy/dangerous intersections
- Parking lacking vegetation coverage
- Cul-de-sacs: no through-link
- B-Line stop with little canopy

Strengths

Mona Vale has many qualities of 'Country, Community and Place' that can be enhanced and leveraged.

These qualities include:

- unique place in Country between the bay and the beach
- strong retail and services offering that provides a foundation for social interaction and gathering in the centre
- pedestrian links and laneways that can contribute to a pleasantly walkable and bikeable neighbourhood
- strong throughway connection to the north and south with an opportunity to connect to the west as well.

Constraints + Challenges

Noted in past reports and confirmed by responses to the Mona Vale Place Plan community engagement program, there are places and elements of Mona Vale in need of improvement.

The Mona Vale Place Plan recommendations aim to respond to these challenges in alignment with strategic aims, without compromising what is valued by the community.

These challenges include:

- Limited allowable building heights, which contributes to housing unaffordability by scarcity, and pressure to expand housing for a growing population 'out' into natural environment, instead of 'up' above an already developed environment
- Prioritisation of carparking over infrastructures of interaction, including open space, retail and services;
- Prioritisation of car movement over active transport to and within the centre, contributing to unsafe or unpleasant walking and biking environments.

Specific property characteristics including strata title, heritage listing, and state ownership are shown here not to imply recommendation for change, but rather to illustrate the areas that have a low propensity for change, which informed Place Plan recommendations.

Mona Vale Place Plan - What we learned

northern beaches council

Putting it all together

This map indicates the areas that are generally unconstrained and provides opportunities to deliver on the Place Plan principles to create a thriving and walkable Mona Vale.

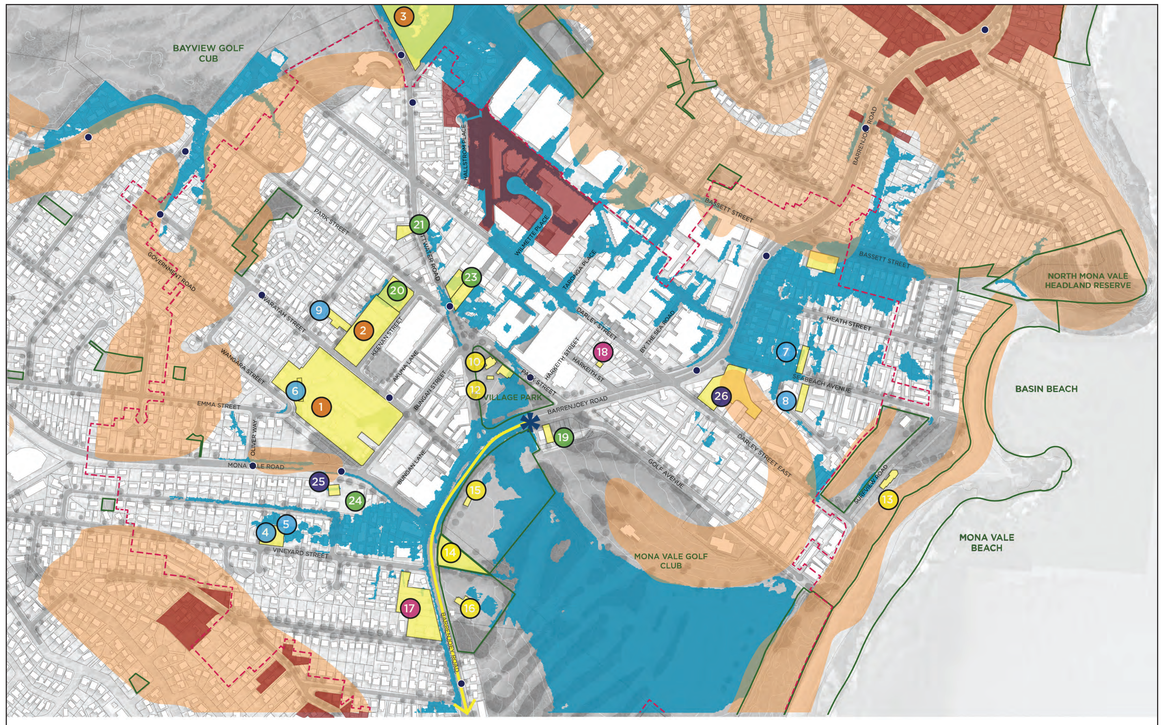


Figure 3: Summary of key constraints and opportunities that helped guide Place Plan recommendations

Legend

- Medium-risk flood area (1-in-100 year flood level)
- Indicative sloped area (>15%)
- Social infrastructure*
- Recreational space
- Areas outside a 400m catchment of open space**
- B-Line terminus
- Local bus stops
- 800m catchment to B-Line

* The numbered labels indicate Mona Vale's social infrastructure. They are categorised as schools, child care facilities, aged care facilities, emergency services, places of worship, and other local community facilities. The details about those facilities are shown on the following page.

** The final analysis of open space catchment is pending Council categorizing these in the Open Space Strategy, which is currently under development. This analysis of open space catchment included local and neghbourhood parks, bushland, beaches, and organised recreational venues and fields. The golf clubs were not included in this walking catchment analysis.

It should be noted that while most of the population is with a 5 minute walk of an open space, these are predominantly small, pocket-park sized spaces.

Social infrastructure

Education

1. Mona Vale Public School
2. Sacred Heart, Catholic Primary School
3. Pittwater High School

Child care facilities

4. Vineyard Child Care Centre
5. Sandcastles Childcare Mona Vale
6. Goodstart Early Learning Mona Vale
7. Mona Vale Kindergarten
8. Only About Children Mona Vale
9. Jack & Jill Kindergarten

Local community facilities

10. Mona Vale Memorial Hall
12. Mona Vale Library
13. Mona Vale Surf Life Saving Club
14. Mona Vale Skate Park
15. Kitchener Park Sports Centre
16. Mona Vale Bowling Club

Emergency service

17. Mona Vale Police Station
18. Fire and Rescue NSW Mona Vale Fire

Place of worship

19. Mona Vale Spiritualist Church
20. Sacred Heart Catholic Church
21. Pittwater Wesleyan Methodist Church
23. Mona Vale Anglican Church
24. Pittwater Community Seventh-day

Aged care facilities

25. Pittwater Village
26. Seabeach Gardens

APPENDIX 2 – PUBLIC DOMAIN ACTIVITIES

Public Domain Activity - Group 1

Imagine you're a young family with a pram planning to travel from point A (Basset Street) on the map to point B (Bungan Street). Imagine that the 'Public Domain' recommendations have been implemented.

Using the information and diagrams on the 'Public Domain' boards, discuss the questions below with your group.

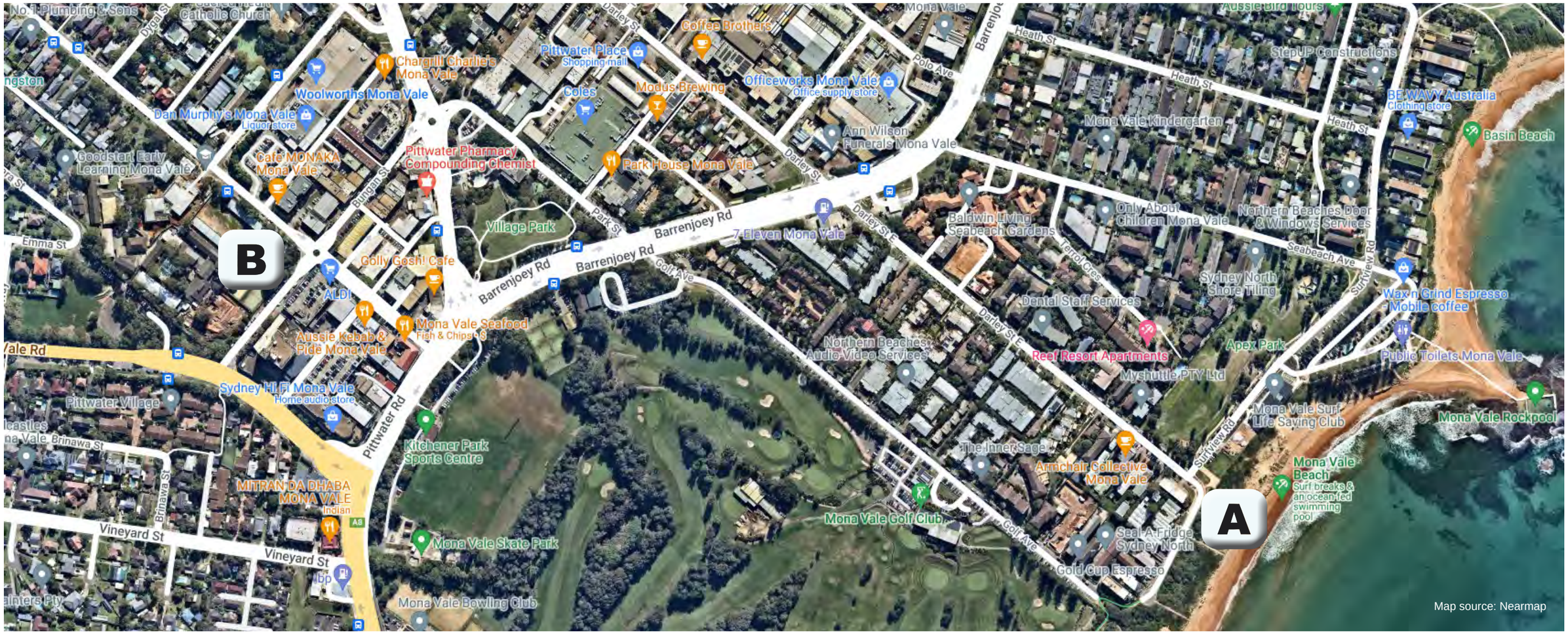
Q1) What are some of the challenges you may experience as a young family making this journey that you may not experience yourself?

Q2) What did the 'Public Domain' recommendations contribute to your journey?

Public Domain Activity - Group 2

Imagine you're a group of primary school children on bicycles planning to travel from point A on the map (Mona Vale beach) to point B (Mona Vale Public School). Imagine that the 'Public Domain' recommendations have been implemented.

Using the information and diagrams on the 'Public Domain' boards, discuss the questions below with your group.



Q1) What are some of the challenges you may experience as a group of primary school students on bicycles making this journey that you may not experience yourself?

Q2) What did the 'Public Domain' recommendations contribute to your journey?

Public Domain Activity - Group 3

Imagine you're a senior with a mobility frame planning to travel from point A on the map (Sacred Heart Primary School) to point B (bus stop on Darley Street). Imagine that the 'Public Domain' recommendations have been implemented.

Using the information and diagrams on the 'Public Domain' boards, discuss the questions below with your group.

Q1) What are some of the challenges you may experience as a senior with a mobility frame making this journey that you may not experience yourself?

Q2) What did the 'Public Domain' recommendations contribute to your journey?

Public Domain Activity - Group 4

Imagine you're a group of high school students on bicycles planning to travel from point A (Basset Street) on the map to point B (Bungan Street). Imagine that the 'Public Domain' recommendations have been implemented.

Using the information and diagrams on the 'Public Domain' boards, discuss the questions below with your group.

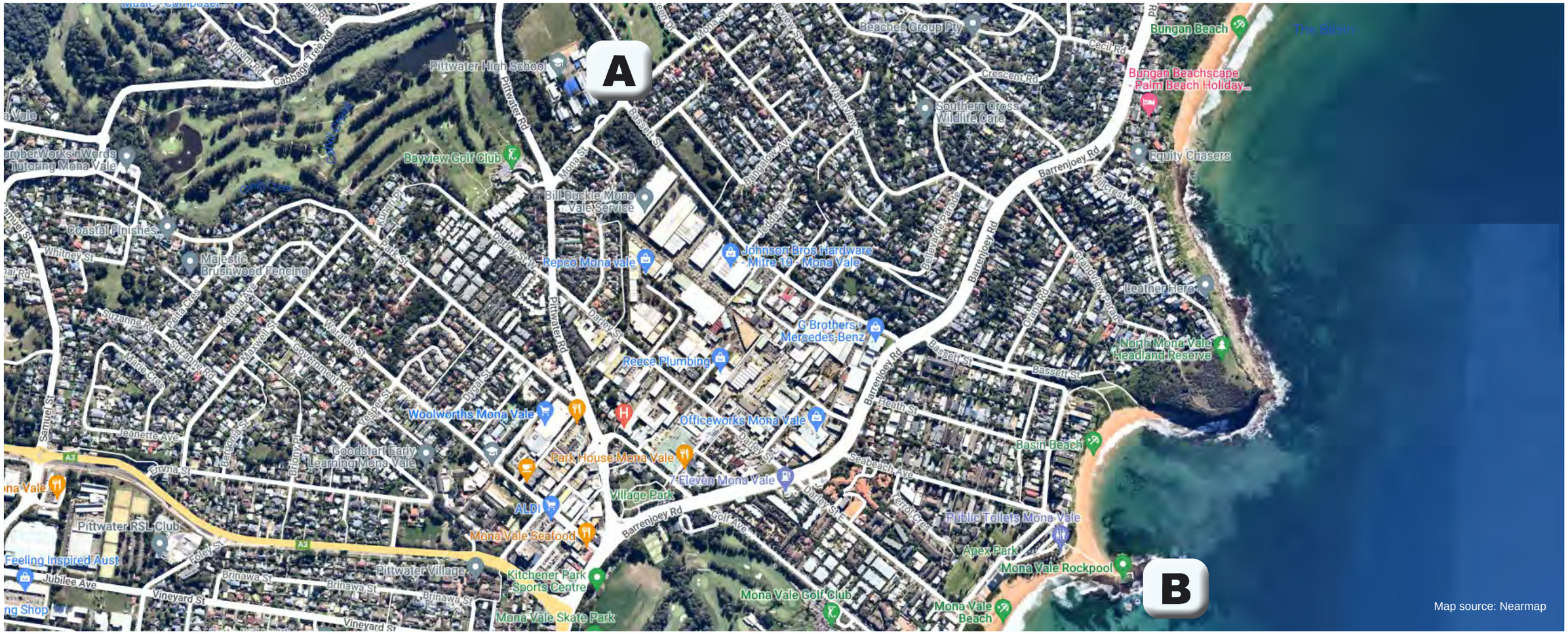
Q1) What are some of the challenges you may experience as a group of high school students on bicycles making this journey that you may not experience yourself?

Q2) What did the 'Public Domain' recommendations contribute to your journey?

Public Domain Activity - Group 5

Imagine you're a parent with teenage children planning to travel from point A on the map (Pittwater Highschool) to point B (Mona Vale Rockpool). Imagine that the 'Public Domain' recommendations have been implemented.

Using the information and diagrams on the 'Public Domain' boards, discuss the questions below with your group.



Q1) What are some of the challenges you may experience as a parent with teenage children making this journey that you may not experience yourself?

Q2) What did the 'Public Domain' recommendations contribute to your journey?

Public Domain Activity - Group 6

Imagine you are a carer for someone who uses a wheelchair and you are planning to travel from point A (intersection of Darley Street and Pittwater Road) on the map to point B (Park House Mona Vale). Imagine that the 'Public Domain' recommendations have been implemented.

Using the information and diagrams on the 'Public Domain' boards, discuss the questions below with your group.

Q1) What are some of the challenges you may experience as someone caring for someone in a wheelchair making this journey that you may not experience yourself?

Q2) What did the 'Public Domain' recommendations contribute to your journey?