



OUR MONA VALE COMMUNITY PLAN

**PROTECTING & CREATING PLACES
FOR PEOPLE**

PART 2

**A Community Vision and Concept Plan for the
Mona Vale Village Centre, NSW**

April 2022

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OUR MONA VALE COMMUNITY PLAN

PROTECTING & CREATING PLACES FOR PEOPLE

PART 2

A Community Vision and Concept Plan for the Mona Vale Village Centre, NSW

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Disclaimer

The sole purpose of this discussion document is to assist Northern Beaches Council in its community engagement, urban planning, urban design and standard place-making roles. Note that this draft document contains opinions intended for discussion purposes. The authors do not guarantee and accept no responsibility or legal liability whatsoever arising from or connected to the accuracy, reliability, currency or completeness of any information provided in the discussion document. All of the information provided in the discussion document is for general information and discussion purposes only and does not constitute advice whether legal or otherwise from the authors of the document. The authors do not accept any responsibility or legal liability should you rely upon the information provided in the discussion document to your detriment.

Introduction

“Pittwater is a vibrant sustainable community of connected villages inspired by bush, beach and water.”

These words express the vision and identity of the Pittwater community.

The Mona Vale Residents Association resolved to prepare a brief community plan to assist Council as a community initiative. It is called **OUR MONA VALE COMMUNITY PLAN: Protecting & Creating Places for People**. Our plan considers the community response to the previous Draft Mona Vale Place Plan (Sept 2016) and community suggestions from the engagement process. It notes Council's brief account of submissions received during the exhibition period. Today a new place plan needs to consider and be informed by the North District Plan 2018 (GSC), “Better Placed” Urban Design Policy (GAO NSW 2017), Place Score's survey (2018), Council's Towards 2040 (LSPS), Local Housing Strategy, Housing SEPP (2021), Low Rise Housing Diversity Code and recent planning reforms.

The Association and the Mona Vale Plan Group have drawn on the local expertise and knowledge of community members. We have researched Australian and NSW Place-Based Planning and Urban Design protocols. We have also been inspired by Adelaide City Council's Placemaking Strategy, especially its lane activation program. We conducted our own informal “Placecheck” appraisals of Mona Vale Village Centre to inform Our Mona Vale Community Plan: Protecting and Creating Places for People Part 1 and Part 2 (2022).

The Existing Mona Vale Village Centre and Context:

Mona Vale is a vibrant, well functioning and “Successful Place for People”. Therefore a community based understanding of existing village “Context”, place and functionality must guide all “place-based” planning, urban design, placemaking and gradual change. Mona Vale is a thriving centre, providing amenity, convenience and a sense of community for local residents. It has an early morning, daytime and early evening economy. Mona Vale Centre works as a sociable and successful place for people with many place attributes that are valued by the community. Mona Vale's intricate urban ecosystem of people, activity, sociability, design, art, places, landscape, schools, jobs, cultural activities, commerce, transport and history provides the CONTEXT to build upon. Context is crucial to appreciate as the basis for all “place based” urban planning, urban design and place creation.

Context includes the Strategic, Planning and Design Framework (e.g. North District Plan 2018) and the existing natural, social, economic, cultural and built environments and key pedestrian links and public places. Mona Vale functions socio-economically, culturally and physically as a thriving and valued community place.

Place-Based Planning & Design Principles & Objectives

P1. Local, and embedded in context

P2. Putting people first

P3. Welcoming, convenient and suited for everyone

P4. Good for people and planet

P5. Forward looking and resilient

P6. Continually evolving

OBJECTIVE 1.

Better fit

contextual, local and of its place

OBJECTIVE 2.

Better performance

sustainable, adaptable and durable

OBJECTIVE 3.

Better for community

inclusive, connected and diverse

OBJECTIVE 4.

Better for people

safe, comfortable and liveable

OBJECTIVE 5.

Better working

functional, efficient and fit for purpose

OBJECTIVE 6.

Better value

creating and adding value

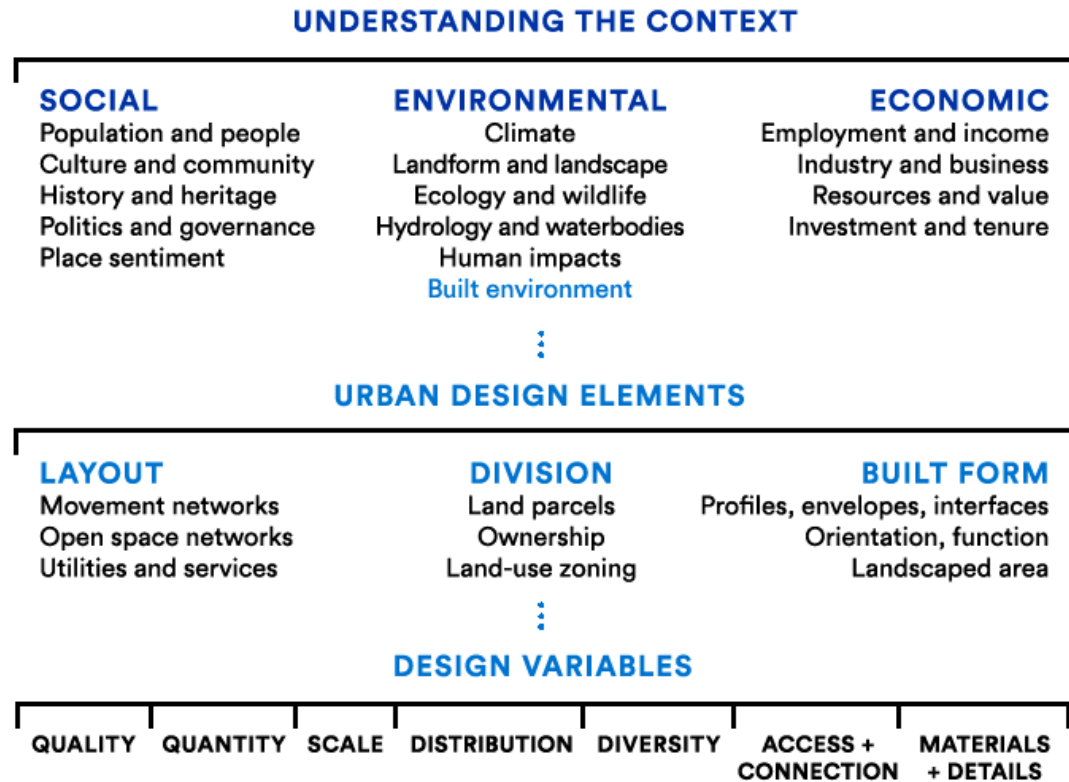
OBJECTIVE 7.

Better look and feel

engaging, inviting and attractive

Place Analysis: Place-based Planning & Design is Based on a Detailed Understanding of Context (spatial geography)

Place analysis: understanding the impacts of future development on a place, considers its social, environmental, and economic factors, its 'spatial geography'. The framework below shows how these contextual factors can be balanced with regulatory urban design elements to inform the parameters that result in quality built outcomes.



Source: NSW Government Architect Office



4 Storey Mixed Use Development: 5 Bungan St Mona Vale



Pittwater Place Mona Vale



Local Context “Mona Vale strategic centre is a mixed-use area including retail, commercial, community, light industrial and residential uses. It is a thriving centre during business hours, providing amenity, convenience and a sense of community for residents”.

Source: North District Plan 2018

Parking is an issue.



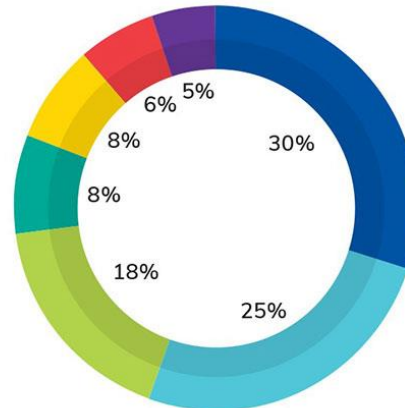
1090

Total number of spaces in car parks



578

Total number of on street parking



Business in Mona Vale Town Centre

- Retail
- Hospitality
- Beauty, Travel etc
- Health and Community Services
- Other
- Commercial
- Vacancy



Mona Vale

LOCAL CONTEXT

- Employment and service centre for people living in the north of the LGA.
- 4,000+ jobs.
- Local coastal character with village atmosphere.
- High number of people with alternative working arrangements.
- A higher proportion of older people.
- Particularly high car use.

Source: Towards 2040 (LSPS) NB Council

Housing (ABS 2016)

<u>Dwelling structure</u>	Mona Vale	%	New South Wales	%
<i>Occupied private dwellings</i>				
Separate house	1,979	52.8	1,729,820	66.4
Semi-detached, row or terrace house, townhouse etc	641	17.1	317,453	12.2
Flat or apartment	1,078	28.8	519,390	19.9
Other dwelling	27	0.7	23,580	0.9

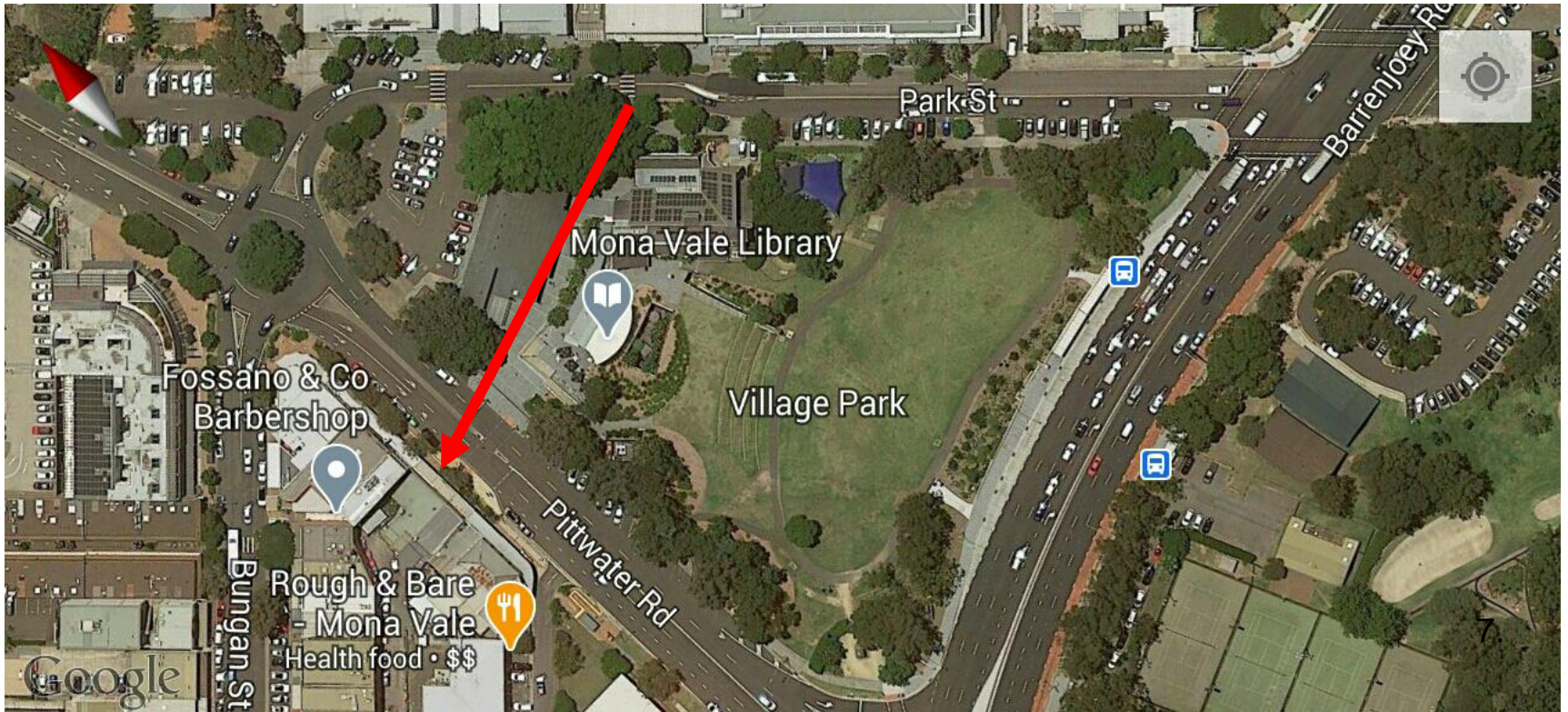
Of occupied private dwellings in Mona Vale, 52.8% were separate houses, 17.1% were semi-detached, row or terrace houses, townhouses etc, 28.8% were flats or apartments and 0.7% were other dwellings.

Village Park, Library, Civic Centre, Memorial Hall, War Memorial & Civic Link:

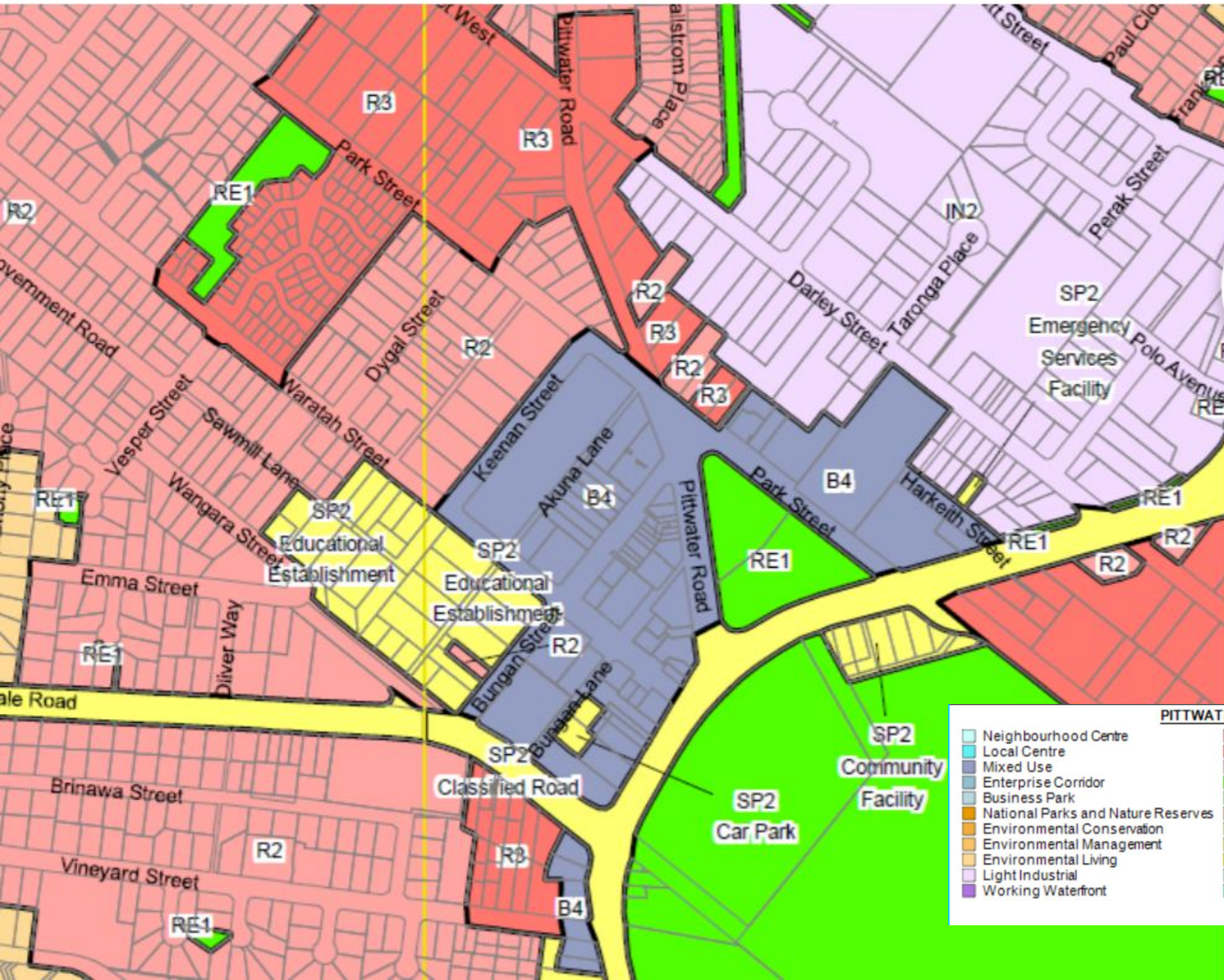
"The Jewel in the Crown of Mona Vale"
PROTECT from Development



Civic Link 



Existing Zones: Pittwater LEP 2014 - Retain LEP & Zone Objectives



PITTWATER LAND ZONING MAP

Neighbourhood Centre	Low Density Residential
Local Centre	Medium Density Residential
Mixed Use	Large Lot Residential
Enterprise Corridor	Public Recreation
Business Park	Private Recreation
National Parks and Nature Reserves	Rural Landscape
Environmental Conservation	Special Activities
Environmental Management	Infrastructure
Environmental Living	Tourist
Light Industrial	Natural Waterways
Working Waterfront	Recreational Waterways

1. Strategic, Planning and Urban Design Context

Priorities for Mona Vale Strategic Centre in North District Plan 2018

Greater Sydney Commission

“Mona Vale strategic centre is a mixed-use area including retail, commercial, community, light industrial and residential uses. It is a thriving centre during business hours, providing amenity, convenience and a sense of community for residents”.

Action:

“Strengthen Mona Vale through approaches that:

- a. protect and enhance the commercial and retail function of the centre to provide employment growth and maintain high job containment
- b. ensure sufficient retail and commercial floor space is provided to meet future demand
- c. leverage Mona Vale’s role as a north-south and east-west bus interchange to facilitate a greater diversity of employment and mixed-uses in the centre
- d. improve access and linkages to local destinations, such as Mona Vale Hospital, through priority pedestrian networks
- e. promote walking and cycling to and within the centre
- f. retain and manage the industrial precinct to the north of the centre to serve the growing population
- g. prioritize place-making and urban activation, including enlivening the centre.

Responsibility: Northern Beaches Council, other relevant planning authorities and State agencies.”

Source: *North District Plan 2018, GSC*

<https://www.greater.sydney/north-district-plan>

Comment:

1. Mona Vale’s significant role as a cultural centre is addressed by priority g. More cultural activities are needed to activate the centre. To facilitate more cultural activities Mona Vale needs a dedicated community centre like those in Avalon and Newport together with other key cultural initiatives being developed such as a creative arts space and a performing arts centre at Mona Vale Public School.

2. As there is no Mona Vale Hospital anymore, it is suggested that objective (d.)

should be amended to refer to either a “Mona Vale Medical Campus” or “Mona Vale Health Campus”.



Data sources: Public open space - Sydney Open Space Audit (DPE 2016), Aerial Photo – Nearmap 2018

- Green Shading: Public open space
- Orange Shading: Indicative location of existing jobs and services in centre

Mona Vale - Jobs

2016 Estimate - 4,300

2036 Baseline Target- 5,000

2036 Higher Target - 6,000 **Source:** *North District Plan 2018, Greater Sydney Commission*

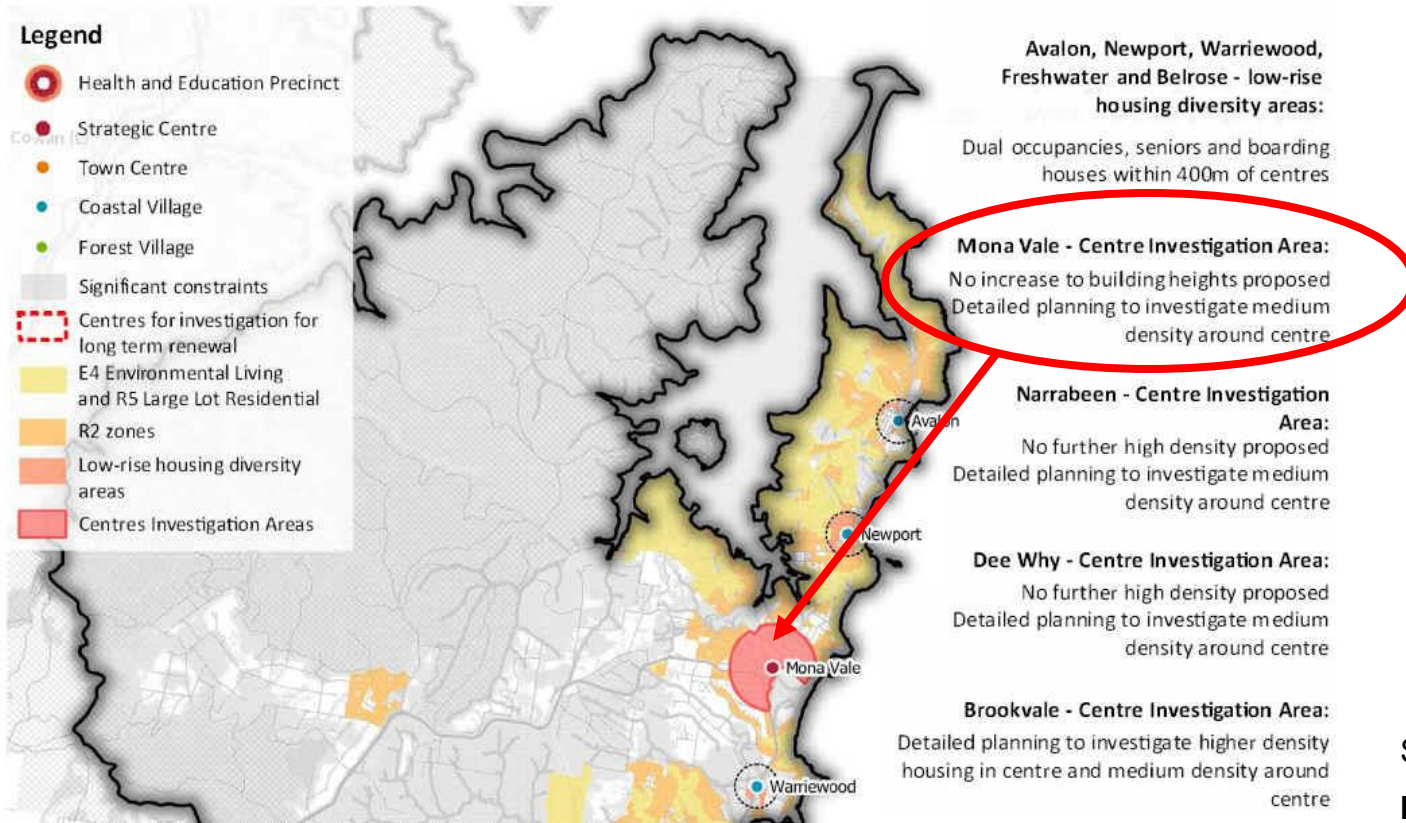
Towards 2040: Mona Vale Village Business Centre

Principles

- Support Mona Vale as an employment and service centre for people living in the north of the LGA.
- Revitalise and improve public areas, including potential for a civic heart in the Village Park and access to and connectivity between key sites in the strategic centre.
- Strengthen Mona Vale as a transport interchange by improving active and public transport connections to surrounding areas.
- Create appropriate interfaces at land use boundaries.
- Improve public transport to Macquarie Park and the Sydney CBD.
- Encourage infrastructure to support home based businesses including flexible work spaces, co-working and tele-conference.



Source: Towards 2040 (LSPS) NB Council

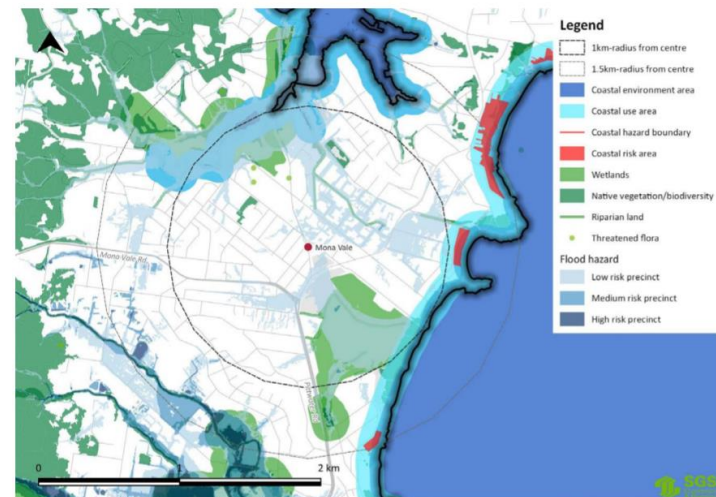


Local Housing Strategy: Mona Vale “Centre Investigation Area”

Source::

Northern Beaches LHS

SIGNIFICANT CONSTRAINTS



- Identification of **centre investigation areas** within an 800 metre radius around Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen along the existing B-Line that will be subject to separate precinct based master-planning and community consultation.
- Manly Vale, Dee Why, Narrabeen & Mona Vale would be investigated for medium density renewal, with Brookvale to be investigated for medium to high density renewal. No increase in building heights will occur within the Mona Vale investigation area.

Local Housing Strategy: Mona Vale “Centre Investigation Area”

Source: Northern Beaches LHS (page 144)

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Appendix 3

Summary of potential uplift by centre

Table 26:
Summary of potential uplift by centre

Centre	Approx. land area (ha) of investigation area	Existing number of dwellings	Estimated remaining capacity under current controls	Potential additional capacity range applying Centres Renewal Framework
Brookvale	122	2,033	739	840 – 1,240
Dee Why	143	10,035	1,338	260 – 570
Mona Vale	129	3,240	879	180 – 400
Manly Vale	94	3,635	217	240 – 440
Narrabeen	15	1,140	210	30 – 280
Total	503	20,083	3,383	1,550 – 2,930

COMMENT: Mona Vale CIA housing targets and potential population increase appear **excessive** in relation to amenity, constraints and both infrastructure and human services capacity.

879 dwellings (current controls) + **180- 400** dwellings (uplift or rezoning)
= up to **1,279 dwellings** and possibly more

Estimated additional population

1279 dwellings X 2.7 persons per dwellings (occupancy rate)

= **up to 3,453** extra people and possibly more via developments under the new Housing SEPP and Low Rise Housing Diversity Code

COMMENT: The NSW Government’s pro-development policies would, over time, tend to trigger **even more** low-rise medium density housing, both diverse & affordable, accessible to and within the Centre. The new NSW Housing SEPP (26 Nov 2021) as amended and Low Rise Housing Diversity Code now apply to the Mona Vale CIA and will need to be considered in the Mona Vale Place Plan.

■ Objections to the Local Housing Strategy

■ The association does not support the housing strategy and the "Centres Renewal Framework" as it applies to Mona Vale and the Pittwater Ward.

■ The association contends that the "Centres Renewal Framework", especially its flexible 800 metre radius "Centre Core" with high density "Centre Core Typologies" higher than 4 storeys, is an inappropriate planning template for the planning of Mona Vale and conflicts with the North District Plan and the Mona Vale Place Planning process.

■ The strategic role and priorities for Mona Vale under the North District Plan relates to that of a business and employment centre. Mona Vale is not strategically conceived as a housing growth centre. The housing strategy pre-empts the Mona Vale Place Planning and community engagement process and all the good work to date. A revised Mona Vale Place Plan via community engagement should come first not the housing strategy.

■ The main role of Mona Vale as a strategic centre under the North District Plan is protecting and generating employment not so much its housing function. Mona Vale is not strategically earmarked as a housing growth centre. Mona Vale's core strategic role and longer term planning should preferably be shaped by a revised Mona Vale Place Plan. This plan should determine the housing component of the Mona Vale centre within a well-planned and designed mixed-use village and business centre.

■ It is suggested by the association that the only housing increase that should be considered as an upper limit for planning investigation purposes within the "Development Investigation Area" is the number of new dwellings that are feasible under the current planning controls and infrastructure constraints built into Pittwater LEP 2014.

Mona Vale Village Business Centre is not identified as a higher density residential “growth centre” in the North District Plan 2018, according to the Greater Sydney Commission (GSC), or in Towards 2040 Local Strategic Planning Statement. The centre is not strategically earmarked for rapid or high density growth. Council’s Local Housing Strategy does not raise current maximum building heights in the “Mona Vale Centre Investigation Area”. This represents common sense planning given the centre’s strategic role and significant constraints.

Under the North District Plan 2018, the essential functions of Mona Vale as a “Strategic Centre”, apart from its cultural, retail and services roles, are employment retention and generation, in both the Centre’s commercial-retail village core and adjoining industrial zone. The commercial, retail and services roles should be protected from high density residential over-development. This will be necessary to help achieve the essential employment targets for Mona Vale as a Strategic Centre, specified in the North District Plan 2018. Employment generating floor space (both existing and new) and additional parking are essential for the continued viability of the centre. The industrial precinct must be retained to protect employment lands. It is crucial to protect existing businesses and jobs and generate more.

Containment via the retention and generation of retail, commercial and industrial floor space is a top priority matter. It is suggested that all new developments within the village centre contain residential, retail and commercial uses.

The NSW Government’s pro-development policies would, over time, tend to trigger more low-rise and low medium density residential development accessible to and within the Centre. The new Housing SEPP (26 Nov 2021) as amended and Low Rise Housing Diversity Code now apply and will encourage more diverse and affordable housing.

The Centre is already zoned B4 mixed-uses, with four storey buildings allowed. The community does not support an increase in building height from 13 to 23 metres (six storeys or more) and unnecessary disruption to the centre. Preferably any redevelopment of the Mona Vale Centre as a whole, should be gradual and staged, using precinct based urban design along the lines of the NSW Government Urban Design Guidelines.

Mona Vale Village Business Centre is a busy, socially cohesive “place for people” with many positive quality place attributes; environmentally, socially, economically, culturally, aesthetically and functionally. This CONTEXT needs to be understood and used as the basis for all place-based planning, design and placemaking actions. A detailed “Site Analysis” of the centre that includes place context, constraints and impacts of climate change is essential.

A new Mona Vale Place Plan must guard against the following unintended consequences at the implementation stage :

- ***ad hoc residential over-development of the Mona Vale Village Business Centre (including the commercial/retail core and Bungun St “Village”),***
- ***loss of commercial, services and industrial functions and jobs,***
- ***poor urban design, significant loss of village character and sense of place, and***
- ***loss of public open space and inadequate infrastructure and services.***

2. Our Mona Vale Community Vision

Mona Vale Village Centre will continue to gradually evolve as a vibrant people-oriented centre integrating well designed sustainable mixed-use commercial, retail, residential and light industrial developments, Village Park, Civic Centre, library, hall, community centre, visual arts space/gallery, performing arts centre, schools, parks and human scale places with a friendly beachside village ambience and lifestyle.

- Mona Vale Centre, as both our local Village and district centre, will continue to frame and sustain our lifestyle, work, leisure, culture, transport and daily needs.
- A place for living, shopping, working, culture, learning, socializing and connecting with community.
- A place that protects culturally valued buildings and places e.g. Village Park and the Civic Centre/Library/Hall complex including associated public spaces, trees and landscaping.
- A meeting place that is sociable, service oriented, productive and creative and also relaxed and welcoming.
- A place that both protects existing businesses and jobs and provides for new employment generating development, activities and land uses.
- A place that promotes self-containment in terms of balancing population growth with jobs.
- A place where you know you're Beachside. A place to visit, explore and enjoy.
- A place with everything: home, work, shopping, services, schools, art, culture and leisure.
- A place that's active during the day, and safe, secure, quite and comfortable at night.
- A place for walking and talking, sitting and chatting.
- A place reflecting our healthy, sunny, early morning Beachside culture; relaxed and informal with a wide choice of activities, retail outlets, services, cafes and restaurants including fine dining.
- A vibrant space, a sociable place. Our Beachside community way, the Mona Vale way.
- A safe, inclusive and accessible place for all members of our community, with easy mobility, including wheelchair accessibility, within and around the centre.
- A practical people centered approach that both protects existing places that are valued and well used by the community and also creates new places where people will want to spend their time.
- A place with a high standard of urban infrastructure and human services.
- A place that is not a "growth centre" given over to ad hoc, growth driven planning, over-development and loss of valued places. Planning to be people and place oriented informed by context.

3. Our Mona Vale Urban Design Goals

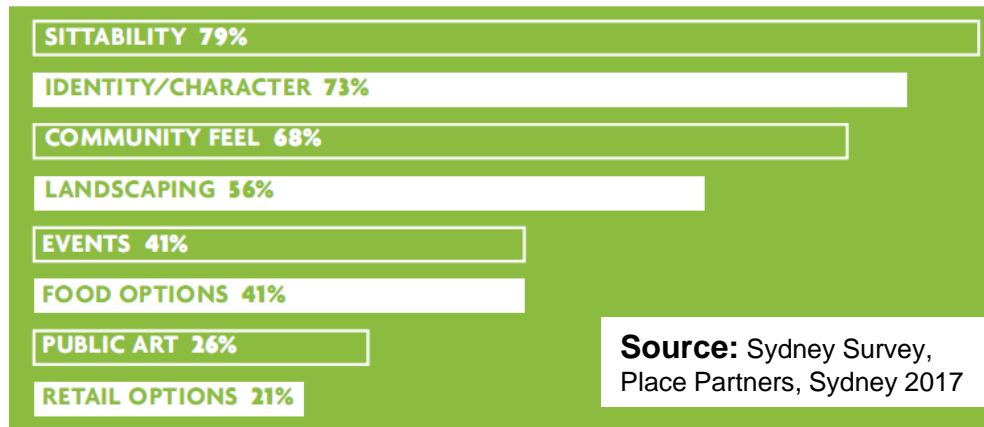
1. Pittwater is a vibrant sustainable community of connected villages inspired by bush, beach and water. This is a core community aspiration, vision and urban design goal.
2. Continue to create a sustainable, village style commercial, retail, service and cultural centre serving the people of the Mona Vale area, adjoining suburbs and further afield.
3. Draw on Mona Vale's unique "**Character**" and "**Sense of Place**" identified by Village Park, the Library and Civic Centre to celebrate and enhance its village feel, scale, sociability and spatial integrity; the language of landscape, bush, water, beach, sunlight, ocean breeze, space, form, texture and colour.
4. Provide for people to move and sit safely and freely within quality public places taking into account the needs of older residents, people in wheelchairs, parents with children, students, workers, socialisers, shoppers, visitors and other stakeholders.
5. Balance traffic flow, accessibility and parking requirements of customers, drivers and businesses with the creation of friendly pedestrian, wheelchair accessible and "sittable" places and similar convivial environments.
6. Protect and create a lively and active network of streets, lanes, pedestrian links, share-ways and mini-piazza involving "walkable", wheelchair accessible and "sittable" open places (in both public and private ownership). Ensure high amenity, safety and security. Avoid a central plaza, "Corso" (like Manly), formal town square and "avenues" when conceived as either generic solutions or grandiose over-statements.
7. Scale, bulk and height needs moderation. The LEP building height of 13 metres to be retained. It can't be excessive because of the existing village context that is typically 2 storey development going up to 4 storey mixed uses (four storeys permitted). New development to be mixed use incorporating retail, commercial and residential uses together.
8. Enhance vistas and street views that reveal the topography and relationship between Mona Vale Centre and the beach, and important natural elements.
9. Our plan's goals are to provide safe and inclusive access for all our community, including people in wheelchairs, promote walking and cycling to and within the centre and to both protect and create places where people want to spend their time. Significantly, all places for people must be accessible to everyone and especially wheelchair accessible.
10. A "Structure Plan" and Urban Design and Landscape Master Plan (precinct based) to be prepared using current Australian and NSW urban design protocols, guidelines and practices. Ref: **Better Placed** Design Guidelines 2017, Government Architect NSW. An infrastructure financing package or "infrastructure compact", prepared by Council, will be necessary to implement the plans via the timely provision of infrastructure.

4. What People Want in Mona Vale: Criteria for a Successful Place

Mona Vale Village Business Centre: Place Quality Attributes and Community Suggestions for Place Improvements

Place quality appraisals were conducted informally by community members using a survey approach adapted from **Placecheck**, a UK method. Also **Placescore** surveys by Council consultants, Place Partners (Kylie Legge) were conducted in 2018.

Existing Mona Vale identity, village character, community feel and landscaping are rated highly by visitors and local community members. Successful place criteria shown in the table are valued by visitors, workers and the local community from “sittability” to “retail options”.



“It is fascinating that the simple welcome of somewhere to sit is seen as the most important criteria of an attractive place”. Kylie Legge Source:<http://placepartners.com.au/aboutplacemaking/criteria-2/>

The table shows the percentage of all respondents in a Sydney survey who rated how ‘important’ or ‘very important’ each criterion was in terms of contributing to the attractiveness of the place as a whole.

Mona Vale Village Business Centre Scores Well as a Successful Place for People (Placescore survey)

MONA VALE N =333

#1	Elements of the natural environment (views, vegetation, topography, water etc.)
#2	Cleanliness of public space
#3	Ease of walking around (including crossing the street, moving between destinations)
#4	Outdoor restaurant, café and/or bar seating
#5	General condition of vegetation, street trees and other planting
#6	Maintenance of public spaces and street furniture
#7	Vegetation and natural elements (street trees, planting, water etc.)
#8	Overall visual character of the area
#9	Sense of safety (for all ages, genders, day/night etc.)
#10	Car accessibility and parking

MONA VALE PARK STREET (Btw Pittwater Rd and Barrenjoey Rd)

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LOOK & FUNCTION



SENSE OF WELCOME



THINGS TO DO



UNIQUENESS



CARE



YOUR HIGHEST RATED PLACE ATTRIBUTES

The following place attributes rated highest overall:

- #1 Grocery and fresh food businesses
- #2 Welcoming to all people
- #3 Service businesses (post offices, libraries, banks etc.)

MONA VALE BUNGAN STREET (Btw Waratah St and Pittwater Rd)

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LOOK & FUNCTION



SENSE OF WELCOME



THINGS TO DO



UNIQUENESS



CARE



YOUR HIGHEST RATED PLACE ATTRIBUTES

The following place attributes rated highest overall:

- #1 Welcoming to all people
- #2 Vegetation and natural elements (street trees, planting, water etc.)
- #3 Ease of walking around (including crossing the street, moving between destinations)

Community Suggestions for Mona Vale Business Centre (Placescore survey): “Increase Car Accessibility and Parking” & “Facilitate Active Modes of Transportation”

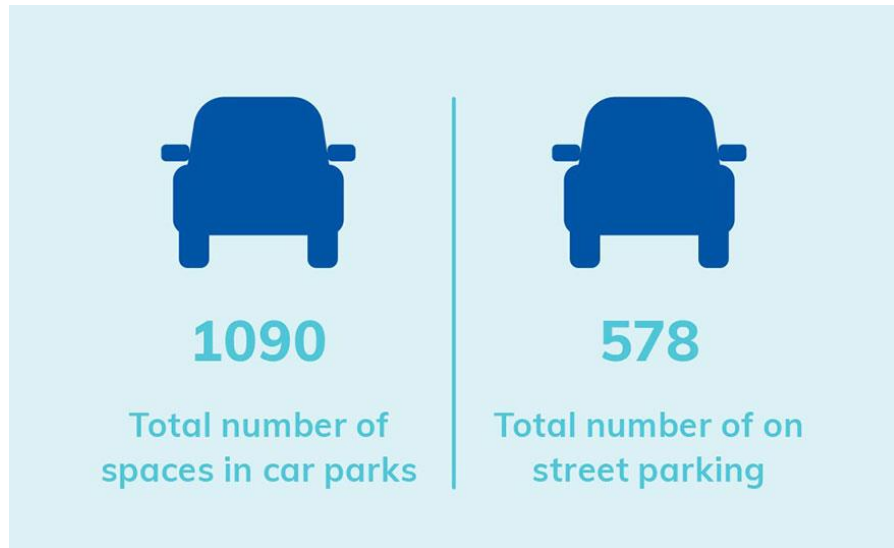
Community ideas include:

“More happening at night - Mona Vale really needs more liveliness at night - outdoor dining, markets, interactive streets because it’s dead now.”





“More conveniently located parking. It is increasingly difficult to find parking. Shoppers will choose to go elsewhere if Mona Vale is parked out.”

Source: Placescore Survey 2018 (NB Council)

“Increase Car Accessibility and Parking”



Source: Northern Beaches Council website

	TRANSPORT
 Overall (n=178)	Increase car accessibility and parking (23.5%)
 0-34 yrs old (n=18)	Increase car accessibility and parking (11%) / Facilitate active modes of transportation (11%)
 35-64 yrs old (n=104)	Increase car accessibility and parking (27%)
 65+ yrs old (n=56)	Increase car accessibility and parking (21%)





Source: Placescore Survey 2018 (NB Council)

Community Suggestions for Mona Vale Village Business Centre: Broken down by age groups (Placescore survey)

Community ideas include:

"More happening at night - Mona Vale really needs more liveliness at night - outdoor dining, markets, interactive streets because it's dead now."

"More conveniently located parking. It is increasingly difficult to find parking. Shoppers will choose to go elsewhere if Mona Vale is parked out."

	TRANSPORT	STREETSCAPE DESIGN AND BEAUTIFICATION	ACTIVATION	PRIVATE REALM AND BUSINESSES	MAINTAIN CURRENT FORM AND IDENTITY
 Overall (n=178)	Increase car accessibility and parking (23.5%)	More and/or better tree plantings and green spaces (9.5%)	More and/or better community activities (11%) / Culture and art (11%)	More and/or better restaurants, bars and cafés (9%)	No change to the current form or identity of the town centre (13%)
 0-34 yrs old (n=18)	Increase car accessibility and parking (11%) / Facilitate active modes of transportation (11%)	More and/or better public art and design (16.5%)	More and/or better places to play, gather and relax (11%) / evening and weekend activities (11%)	More and/or better restaurants, bars and cafés (16.5%)	No change to the current form or identity of the town centre (5.5%)
 35-64 yrs old (n=104)	Increase car accessibility and parking (27%)	More and/or better tree plantings and green spaces (10.5%)	More and/or better Culture and art (16.5%)	More and/or better restaurants, bars and cafés (9.5%)	No change to the current form or identity of the town centre (13.5%)
 65+ yrs old (n=56)	Increase car accessibility and parking (21%)	More and/or better tree plantings and green spaces (7%)	More and/or better places to play, gather and relax (10.5%)	More and/or better restaurants, bars and cafés (5.5%)	No change to the current form or identity of the town centre (14%)

 Highest percentage within an age group

Source: **Placescore** Survey 2018 (NB Council)

Placecheck Survey Results: Place Quality Survey of Mona Vale Village Business Centre

Part A Three Key Questions

1 What do you like about this place?

Busy, Informal, Friendly, Great shopping, Everything you want is here, village scale and feel, easy to walk around, good food choices, outdoor cafes, b-line good service, Park St. is great main street (trees, library, civic centre, banks, health food, bookshop, shopping centre, village park and playground, new café and restaurant space etc.) Bungun St – Waratah St. village has village-community feel, Village park design and green space (“jewel in the crown”), Market Days, night cinema and live music, Carols by candlelight, Walking and exercise classes in Village Park

2 What do you dislike about it?

Parking and access to centre, Pavements in poor condition, trees and landscaping poorly maintained, poor lighting – crossings and public places, sometimes unsafe at night, safety issue at night, Few evening activities for families, Traffic too fast and gridlock sometimes,

3 What needs to be improved?

Local policing, pedestrian crossings, safety and lighting at night, well designed street furniture
Colorful tables & chairs (free use) and lighting in public domain. New footpath paving throughout the centre
Protection & activation of existing lane ways and pedestrian links.
More activities (day and evening) such as outdoor dining, movies and music
Lighting of pedestrian crossings and Civic/Library Link (urgent).
Parking supply and management are issues (urgent). More modes of transport.
Street Trees and Landscaping to be increased & better managed.
Pedestrian crossings to be raised, paved and widened, more public toilets throughout the centre
Explore new links between Park St and Darley St.
Slow down traffic in centre, Create 10 km/h share-ways with improved paving and landscaping.

Part B The Place

How can we make this a more special place?

Protect existing places that are valued by the community and that work as places for people.

How can we make this a greener and more sustainable place?

More trees and landscaping, storm water harvesting, BASIX to be widely applied

How can the streets and other public spaces be made safer and more pleasant for people on foot and wheelchair?

Pedestrian crossings to be raised, paved and widened, more ramps, New footpath paving Throughout the centre, better lighting of streets and crossings.

How else can public spaces be improved?

Well designed street furniture and more timely maintenance and tree replanting

How can the place be made more welcoming and easier for people to find their way around?

Signage, Wayfinding & Lighting Character Precinct Plan on page 32.

How can the place be made adaptable to change in the future?

Sea level rise: Reduce development potential on low lying lands and the coastal strip generally

How can better use be made of limited resources?

Facilities to be adapted to multiple uses and mixed-uses. Memorial hall to be extended.

What can be done to make the most of public transport and other means of transport?

Dial-up services like “Keroride”, B-line to become a full Bus Rapid Transit (BRT). Maintain local bus network and services, encourage use of electric cars and people movers e.g. buggies, scooters. More disability friendly transport

How can routes be made better connected?



B-line to Newport or Avalon

What about parking and accessibility to the centre?

Identified as a significant issue by the community and business. More public parking needed.

**Rate the following existing Mona Vale places and place attributes from 1 to 10
(Least successful 1. to most successful 10.)**

1. **Village Park 9**
2. **Civic Centre, Library, Community Hall & Civic Link 9**
3. **Village character 8**
4. **Community Feel 8**
5. **Sittability 6**
6. **Walkability 7**
7. **Trees, shade, landscaping and greenery 7**
8. **Community events e.g. market days, street music etc 6**
9. **Retail Choices 7**
10. **Food Choices 6**
11. **Public parking availability & centre accessibility 3**
12. **Night Life (Park House & RSL) 6 - Evening Activities for families 3**
13. **Streets and pedestrian links - lighting at night and safety 3**
14. **Street crossings 4**
15. **Paving 5**
16. **Public Art 3**
17. **Park St 8**
18. **Bungan St 7**
19. **Waratah St 7**
20. **Buildings (contemporary) style, colour and height / scale 8**
21. **Wheelchair access 3**
22. **Lanes and pedestrian links (public and private) 6**
23. **Awnings 5**
24. **Main street retail and services – banks, butcher, legal, medical, legal, hair etc 7**
25. **Sociability and sense of belonging 8**

-  Scoring Well – Build on strengths of existing places & place attributes
-  Scoring Average to least successful – Action Plans and budgets for Civic Infrastructure and investment

Part C The people, engagement and place-making activities

A Who (stakeholders) need to be involved in changing the place for the better?

Council, chamber, shop and business owners, workers, customers and residents
e.g. The Mona Vale Place Plan Project Working Group

B What resources are available locally to help people get involved?

Resources are limited

C What other methods might we use to develop our ideas about how to improve the place?

Establish the Mona Vale Precinct Committee supported by Council. A key task would be active “placemaking” working with stakeholders at a practical level..

D How can we make the most of other programmes and resources?

Mona Vale Precinct Committee to tap into suitable programs and funding including cloud funding.

E How can we raise our sights?

Need a community ‘consensus” approach to maintaining and improving Mona Vale as a place for people – free from politics and political games as much as possible.

F What other initiatives could improve the place?

Need an open, fair, understandable and transparent planning system. Compliance is important. Plans to clearly set out objectives, priorities and measurable outcomes. Funds and resources must be available to implement plans involving civic improvements.

5. Village Park, Civic Centre, Library, Hall, War Memorial and Civic Link: **Protect**

These places are very well used and highly valued by the Community as very significant public places; culturally. These significant “Places for People” are to be **protected from development**.



Movies, Market Day, Christmas carols and morning exercise classes.



An innovative 10 km/hr lane share-way in Adelaide, South Australia.

Photo: Kelvin Auld 2018



6. Place-making: Ideas for Mona Vale's Public Places, Pedestrian Links and Laneways

- 6.1 Colorful tables & chairs (free use) and lighting in public domain.
- 6.2 Protection & activation of existing lane ways and pedestrian links.
- 6.3 Activities such as Market Days.
- 6.4 Lighting of pedestrian crossings and Civic/Library Link (urgent).
- 6.5 Parking supply and management are issues (urgent).
- 6.6 Street Trees and Landscaping to be increased & better managed.
- 6.7 Pedestrian crossings to be raised, paved and widened.
- 6.8 Explore new links between Park St and Darley St.
- 6.9 Create share-ways with improved paving and landscaping.

Ref: **Better Placed** Design Policy, Government Architect NSW, 2017



Bungun St. showing a key pedestrian link. Context is 2 storey retail-commercial up to recent 4 storey mixed-uses. Pedestrian crossing to be raised and paved. Lighting is needed at night.

7. Urban Design, Form, Scale and Style: Beachside Village Ambience and Lifestyle

Pittwater's character is a vibrant sustainable community of connected villages inspired by bush, beach and water. Current place-based planning objectives and controls for Mona Vale invite a mixed use 3-4 storey beachside village typology. This urban design approach is supported and consistent with **Better Placed Design Policy**, NSW Government Architect, 2017



4 Storey Mixed Use Development: 5 Bungan St Mona Vale



Performing Arts Centre for School and Community Use



Gateway Building (3 storey retail/office)



"MAYA" Shop-Top Housing (apartments)

“MAYA” Apartments & Retail at 19 Bungan St Mona Vale

Coastal Village Style (4 Storey Shop-top Housing)



Source: mayamonavale.com.au

Developer:: **IPM** Architect:: **PRD Architects**
Landscape Architect: **black beetle**

The design & scale reflects a “*Beachside Village Ambience and Lifestyle*” typology that is generally supported.

Comment: There appears to be a net loss of about 900 m2 of commercial office floor space and associated parking compared to the current building on the site. Suggest that combined mixed-use residential, retail and commercial developments be encouraged in the centre, like 5 Bungan St Mona Vale

8. Our Mona Vale Community Plan's Land Use and Urban Design Priorities:

Commercial Core, Main Street Village, Village Park/Civic Centre, Harkeith St. Area, New Link Area and Industrial Zone.

Commercial Core (*Precinct 1*) Encourage new commercial, retail and services floor space. Job retention and generation is key role of Core consistent with North District Plan 2018. Precinct based Urban Design.

Protect: Civic Centre, Library, Hall, Civic Link and Village Park (*Precinct 3*). An excellent, valued community place for people. Maintain as is.

Main Street Village Bungan St-Warratah St Area (*Precinct 2*). Mixed Use & Job retention and generation are key roles. Special Urban Design treatment to retain Village Character & Sense of Place.

Industrial Zone: (*Precinct 6*) Protect employment and services land from rezoning and incursion of residential development. Consistent with North District Plan 2018.

Protect: Green Spaces, Links and Trees

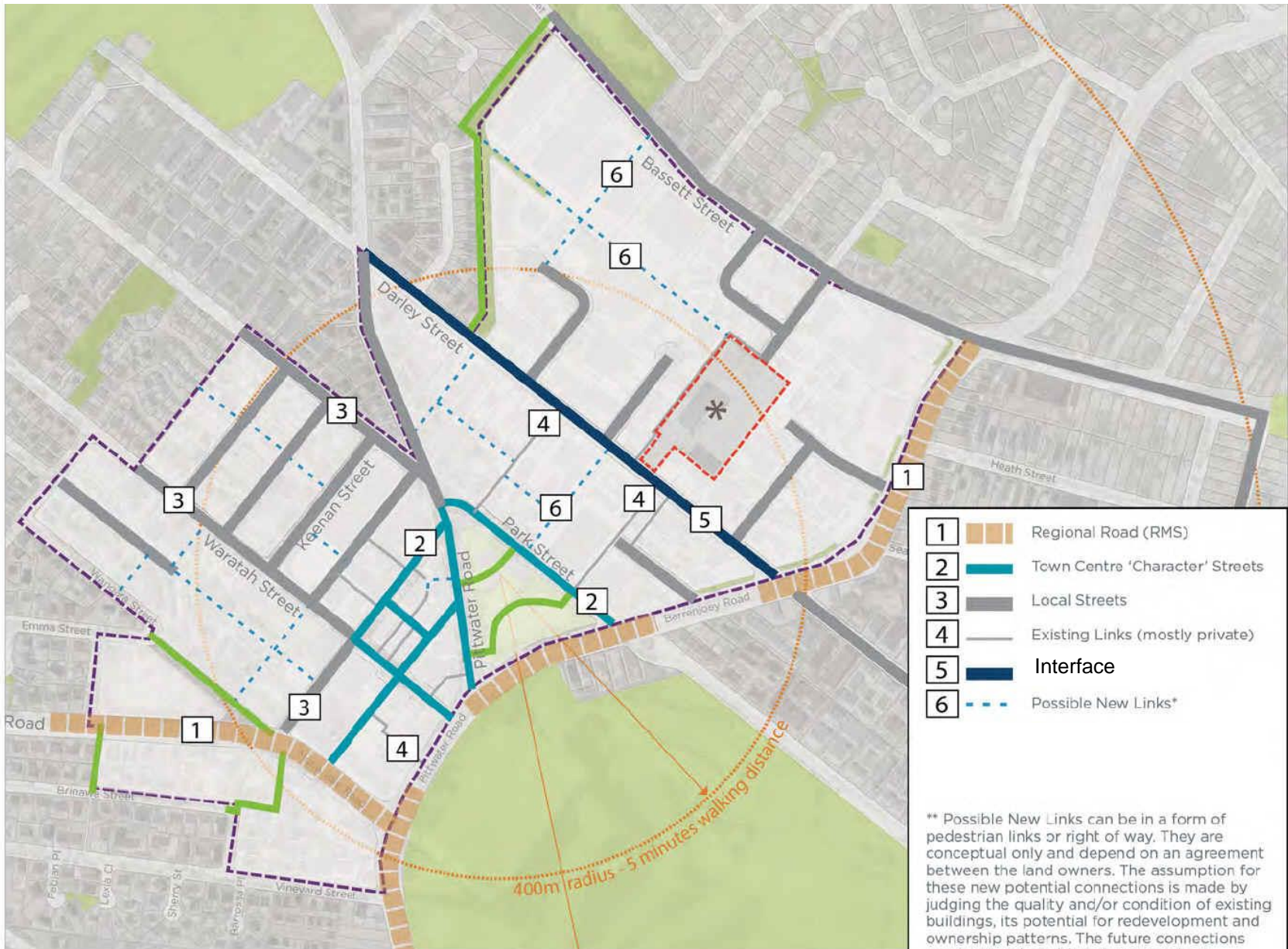
Harkeith Street Area (*Precinct 4*) Explore Mixed-Uses with innovative work places and accommodation.

Protect: Green Spaces, Links & Trees

New Links Investigation Area (*Precinct 5*)

- Consider **New Links** between Park St. & Darley St. and new public parking with access from Darley St.
- Explore Mixed-Uses with innovative work places & accommodation adjoining the proposed links.

8.1 Protect and Activate Character Streets, Lanes & Pedestrian Links (existing & potential)

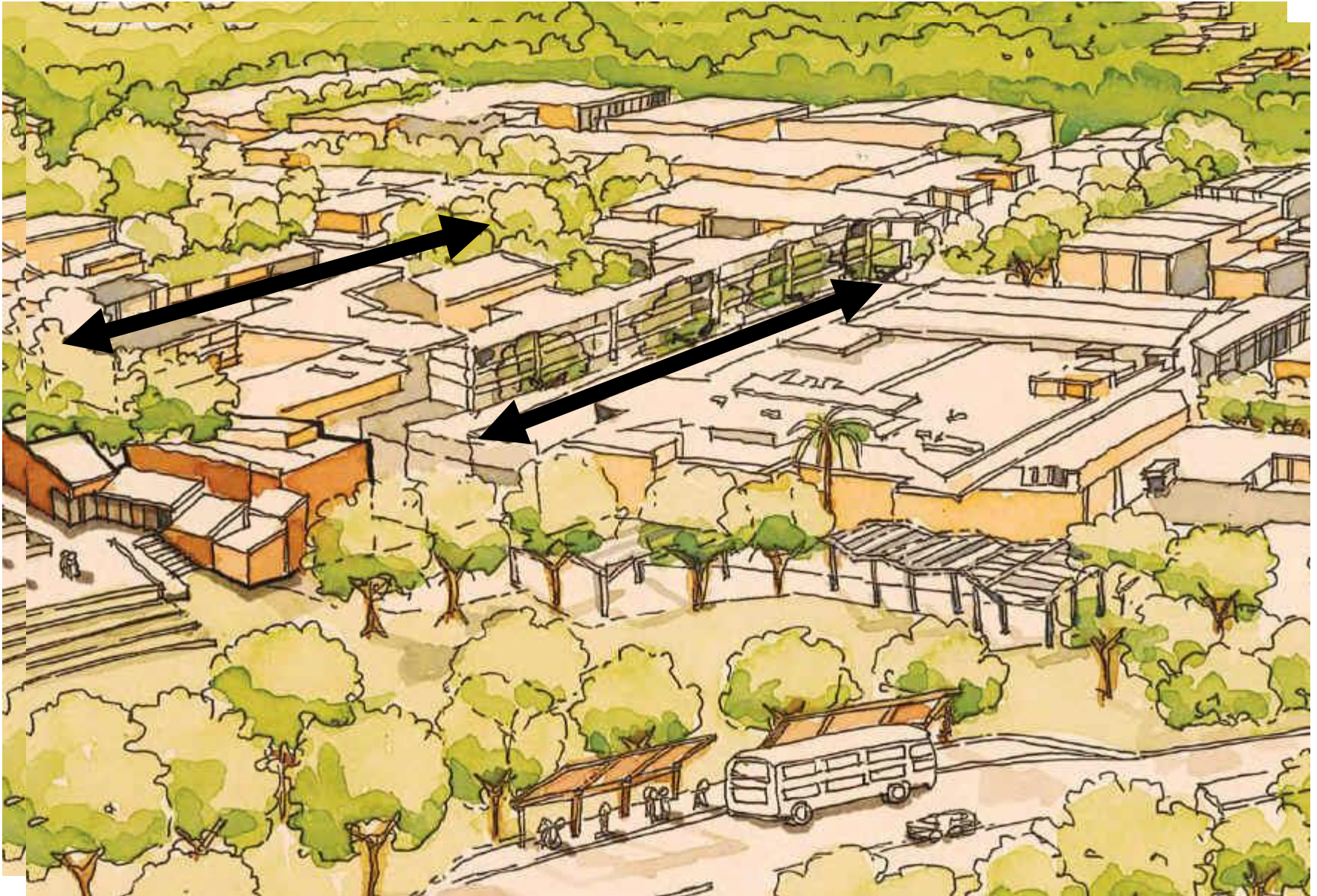


- 1 Regional Road (RMS)
- 2 Town Centre 'Character' Streets
- 3 Local Streets
- 4 Existing Links (mostly private)
- 5 Interface
- 6 Possible New Links*

** Possible New Links can be in a form of pedestrian links or right of way. They are conceptual only and depend on an agreement between the land owners. The assumption for these new potential connections is made by judging the quality and/or condition of existing buildings, its potential for redevelopment and ownership patterns. The future connections represent a desirable outcome and are approximate patterns only in the likelihood of redevelopment within the medium/long term.

Source: Adapted from Draft Mona Vale Place Plan 2016

8.2 Explore New Links & Mixed-Uses Between Park St & Darley St



Source: Adapted from Draft Mona Vale Place Plan 2016

8.3 Mona Vale Village Business Centre:

Suggest - Four Storey Mixed Use Building Typology

Explore - Shareways with 10 km/hr Speed Limit

(**Note:** Consider adverse impacts of any reduced on-street parking spaces on existing businesses)



8.4 Signage, Wayfinding & Lighting Character Precinct Plan



SIGNAGE, WAYFINDING AND LIGHTING CHARACTER PRECINCT PLAN

- 1 Civic Precinct and the Heart: wayfinding and lighting design to enhance the character of civic grandeur and focal point
- 2 Village Precinct: wayfinding and lighting design to enhance urban character and street level activities
- 3 Residential Interface: wayfinding and lighting design to reflect transitional character to residential area
- 4 Light Industrial: wayfinding and lighting design to facilitate the working environment and reflect transitional character to light industrial zone
- 5 Recreational: wayfinding and lighting design to reflect recreational character and natural context

Source: Adapted from Draft Monavale Place Plan 2016



8.5 Library, Civic Centre, Hall and Central Plaza (Civic Link): Protect from Development

“The position of the Central Plaza provides a visual, physical and pedestrian link between the local businesses and has a direct relationship to the Community Hall and provides breakout space for events” Taylor Brammer Landscape Architects. This very significant pedestrian link, in the form of a “mini-piazza” set against the attractive library glass and steel façade, is a valued community place. As a very well used and successful place for people it needs to be protected. Photo: Kelvin Auld 2017

8.6 Village Park, Civic Centre, Library, Hall and Civic Link: Protect

Village Park is a symbolic entrance to the Pittwater Peninsular. The park links to the broader urban fabric and open space areas surrounding the site and acts as a significant cultural and environmental heritage place of the area.

- Design elements include a central plaza and grass terrace
- An amphitheatre, library courtyard and streetscape works
- An urban rooftop plaza created above the library
- A sunken rainforest courtyard naturally lights the library
- A dramatic grass terraced embankment links seamlessly to the existing and valued Village Park



Source: Taylor Brammer Landscape Architects
(*an early post construction photograph*)





PROTECT from development

"The Jewel in the Crown of Mona Vale"

8.7 Village Park : To be Protected from Development

Village Park incorporates the War Memorial. The park is a valued place that provides a green community focus and sense of place identity. Landscaped mounding is used to separate the park from Barrenjoey Road and the new bus stop.

9. Accessibility, Circulation, Parking Provision and Parking Management.

- Our plan's objectives are to provide safe and inclusive access for all our community, including pedestrians, promote walking and safe cycling to and within the centre and to both protect and create places where people want to spend their time. All such places will be wheelchair accessible.
- Our plan suggests a New Links Investigation Area (*Precinct 5*). Council, in consultation with stakeholders, to consider New Links between Park St. and Darley St. and new public parking with access from Darley St. Explore mixed-uses, innovative work places and accommodation.
- Our plan raises the issue of the impact of loss of car parking and accessibility on the viability of the centre. Any reduction in centre accessibility and total parking availability, including on-street parking, will significantly impact on businesses. In the short term, more public parking provision is needed, not less. Placescore identifies parking issues. However the location of any new public parking is critical.
- Businesses in the centre have been impacted by the significant upgrade of the Warriewood Square shopping centre, especially the substantial increase in accessible customer parking and of course increase in retail floor space and customer amenities. This seems to be the main challenge facing the Mona Vale Centre, not demography or lack of local talent. Increased parking supply and parking management are urgent issues to be addressed. Covid is also causing disruption and change.
- Business sustainability is currently hyper-sensitive to any changes to overall accessibility to the centre, loss of overall car parking and in particular loss of on-street car parking. Any rationalization or reduction of on-street parking requires the prior increase of new public parking supply elsewhere preferably on the accessible edge of the centre (i.e. within the built up area of the centre, not in open space areas).
- Our plan does not support the diverting of traffic from Pittwater Rd to Darley St. The proposal appears impractical because of increased traffic and congestion made worse by frequent truck, regular bus, and especially B-line bus movements in Darley St. Increase in traffic and congestion will result in delays, inconvenience, reduced driver and pedestrian safety and impact adversely on the industrial area in general and businesses in particular. Reduced vehicle access to the centre via Pittwater Rd, coupled with reduced on-street parking spaces, would impact on businesses and perhaps the centre's viability.
- It is noted that the B-Line Bus service is only an enhanced bus service, not a full Bus Rapid Transit system (BRT) and was not designed as part of a Transport Oriented Development (TOD) strategy to generate more development along its corridor. Also it is suggested that sufficient onsite employee parking (for all employees) be provided at the Darley St. bus depot (a top priority issue).

Protect: Civic Centre, Library, Hall, Civic Link & Village Park (*Precinct 3*). An excellent, valued community place for people. Maintain as is.

Main Street Village Bungan St-Warratah St Area (*Precinct 2*). Key Roles: Mixed-Use and Job retention/generation. Special Urban Design treatment to retain Village Character & Sense of Place.

Protect: Green Spaces, Links and Trees

Protect: Green Spaces, Links & Trees




Industrial Zone (*Precinct 6*): Protect employment & services land from rezoning & incursion of residential development. Consistent with North District Plan 2018.

New Links Investigation Area (*Precinct 5*)

- Consider **New Links** between Park St. & Darley St. and additional public parking with access from Darley St.
- Explore Mixed-Uses with innovative work places & accommodation adjoining the proposed links.

Harkeith Street Area (*Precinct 4*) Explore Mixed-Uses with innovative work places and accommodation.

Commercial Core (*Precinct 1*) Encourage new commercial, retail & services floor-space. Job retention & generation is key role consistent with North District Plan 2018. Precinct based Urban Design.

1		Regional Road (RMS)
2		Town Centre 'Character' Streets
3		Local Streets
4		Existing Links (mostly private)
5		Interface
6		Possible New Links*

10. Mona Vale Concept Plan:

Towards a strategic centre Structure Plan for the Mona Vale Centre with supporting Urban Design & Landscape Masterplan (i.e. precinct based).

NOTE: Base Plan Source is the Draft Mona Vale Place Plan, NBC 2016.