


## AGENDA

Notice is hereby given that an Ordinary Meeting of Council will be held at Mona Vale Memorial Hall on

**Tuesday 27 September 2016**

Beginning at 6:30pm for the purpose of considering and determining matters included in this agenda.



**Ben Taylor**  
**Acting General Manager**

**Issued: 22/09/2016**

# OUR VALUES

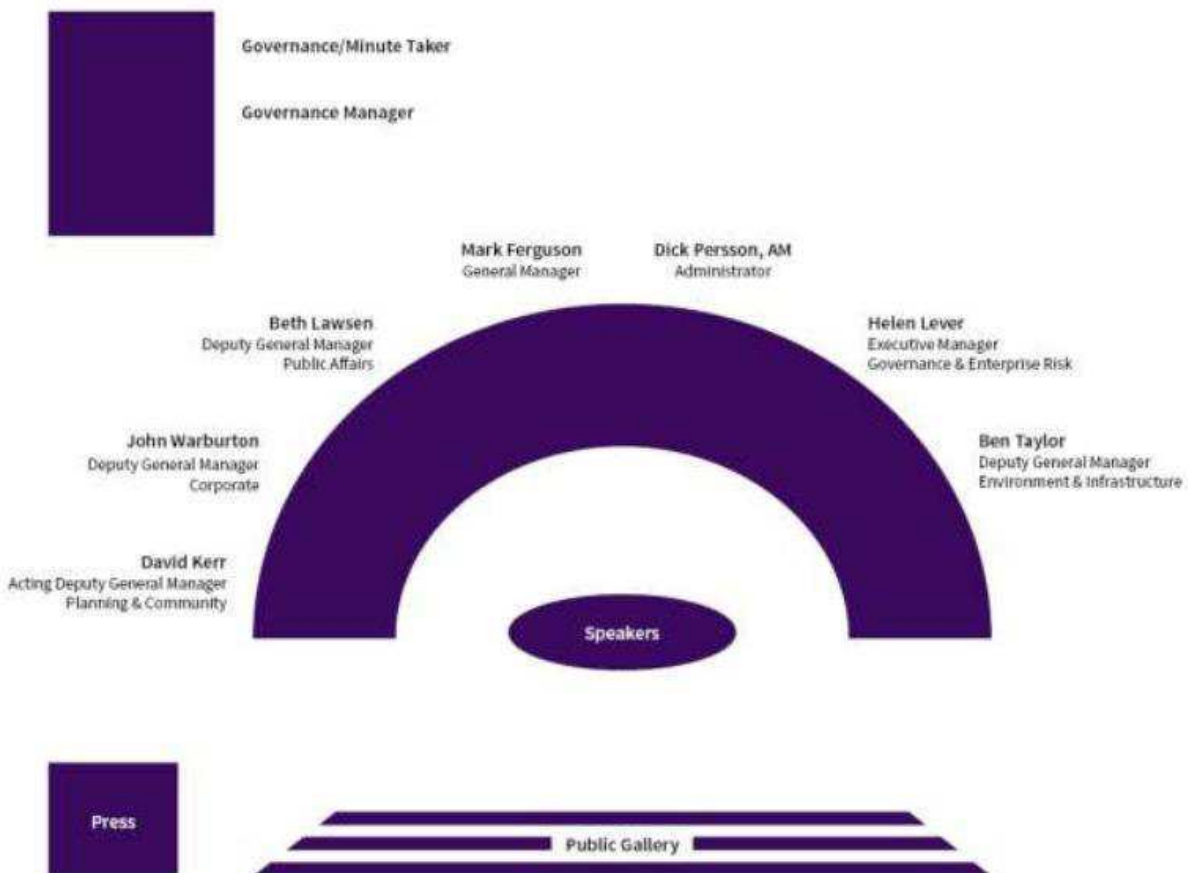
*Respect*

*Empowerment*

*Service*

*Wellbeing*

*Equity*



## 9.0 PLANNING & COMMUNITY DIVISION REPORTS

<b>ITEM 9.1</b>	<b>EXHIBITION OF DRAFT MONA VALE PLACE PLAN</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER, STRATEGIC LAND USE PLANNING</b>
<b>TRIM FILE REF</b>	2016/283817
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1 <a href="#">⇒Mona Vale Development Feasibility Memo (Included In Attachments Booklet)</a></li> <li>2 <a href="#">⇒Mona Vale Town Centre - Traffic and Parking Strategy (Included In Attachments Booklet)</a></li> <li>3 <a href="#">⇒Draft Mona Vale Place Plan (Included In Attachments Booklet)</a></li> </ol>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To seek Council approval to undertake the public exhibition process of the draft Mona Vale Place Plan for a period of 40 days.

#### SUMMARY

On 3 June 2013, former Pittwater Council resolved that Mona Vale Town Centre would undergo a place planning process.

From early 2014 Council staff undertook a comprehensive engagement and research process, which captured input from over 5000 stakeholder groups and individuals. These findings are captured in *Imagine Mona Vale – Engagement Summary for Mona Vale Place Plan* which was presented to former Pittwater Council at its 17 August 2015 meeting.

Building on the community aspirations captured in *Imagine Mona Vale*, the draft Mona Vale Place Plan articulates key priorities and next steps for Mona Vale Town Centre. Feasibility studies have been undertaken in relation to affordable housing, parking and traffic. These studies have provided the data and analysis to substantiate the concepts put forward in the draft Mona Vale Place Plan.

The draft Mona Vale Place Plan has been constructed as a vision document that articulates the strategic direction for Mona Vale Town Centre. It sets the scene for the centre to evolve iteratively as opportunities arise, projects are trialed and funding is sourced. The Place Plan contains the foundation directions for the Planning and Assessment Business Unit which will inform and guide for the planning controls for Mona Vale (Development Control Plan and Local Environmental Plan).

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#### RECOMMENDATION OF DEPUTY GENERAL MANAGER PLANNING & COMMUNITY

That the Draft Mona Vale Place Plan be placed on exhibition for 40 days and the results of the exhibition be reported back to Council.

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**REPORT**

**BACKGROUND**

**What is a Place Plan?**

A Place Plan is a tactical, action-oriented strategy centred around the community’s connection to a place. It establishes a vision and path forward, allowing for incremental change that is aligned with the current and future needs of a community.

A Place Plan identifies the infrastructure and investment needs in a town centre, village or place of significance so that resources can be targeted appropriately. The purpose of a place-based planning approach is to ensure people are at the centre of all planning and design solutions for places. In essence it is designing places for people.

Place Planning creates a framework for exploring the strengths and opportunities in a place. With the community’s vision at the fore, it facilitates a ground up approach where plans are tested and trialed before investment is made.

**Place Planning in Mona Vale**

On 3 June 2013 Council resolved that Mona Vale would undergo a place planning process.

Mona Vale holds strategic importance in the Northern Beaches. As the highest order centre in the former Pittwater LGA, Mona Vale plays a significant role in contributing to employment targets, job containment and housing targets (Pittwater Land Use Planning Strategy 2011).

Mona Vale is of strategic importance in relation to upcoming infrastructure projects. Mona Vale will be a major stop on the B-Line, rapid bus transit system linking the Northern Beaches with Sydney’s CBD. The NSW Government has also committed to an upgrade of Mona Vale Road and redevelopment of Mona Vale Hospital.

The draft Place Plan has been created within this context, and it is the goals and priorities established through the place planning process that ensures Mona Vale is positioned as the northern end of the peninsula’s vibrant urban town centre.

**Process to Date**

June 2013	Council resolves to undertake place planning process in Mona Vale
2014	Former Pittwater Council participates in Future Cities program
September 2014	Village Economies Summit with focus on Mona Vale
September 2014 – June 2015	<p>“Spotlight on Mona Vale”</p> <ul style="list-style-type: none"> <li>- Piloting and testing concepts and activations</li> <li>- Demonstrate different use of spaces and places</li> <li>- Undertake dialogue with the community on IMAGINE Mona Vale</li> </ul>
January 2015 – June 2015	<p>“Urban Talks Series”</p> <ul style="list-style-type: none"> <li>- Industry experts discussing key themes in relation to Mona Vale (transport, access, economic development, community connection, night time economies, lighting and design, affordable housing, urban fabric and public realm)</li> <li>- Continued piloting placemaking initiatives</li> </ul>

	- Capturing conversations with stakeholders
August 2015	<i>Imagine Mona Vale – Engagement Summary for Mona Vale Place Plan</i> ratified by Council
August 2016	<i>Imagine Mona Vale – Engagement Summary for Mona Vale Place Plan</i> awarded Highly Commended at RH Dougherty Awards

### **Areas of Additional Investigation**

Following the adoption of the *Imagine Mona Vale – Engagement Summary*, Council staff and consultants worked to undertake further concept work and analysis. Using the priorities set through community engagement, additional modeling and research was undertaken on the following areas:

- Affordable housing and lower cost housing
- Traffic – vehicular and pedestrian
- Parking
- Nightlife and weekend economy
- Social/civic infrastructure

Key considerations addressed within the Place Plan are as follows:

#### **Affordable Housing and Lower Cost Housing**

Analysis demonstrates the merit and feasibility of affordable and lower cost housing in Mona Vale Town Centre. Diversity of housing stock is essential to creating a sustainable community. As detailed in *Pittwater Social Plan 2012 – 2016*, without affordable housing, young people and key workers are forced out of the area. This in turn has a negative bearing on vitality and services.

The former Pittwater area faces a challenge to retain its young people. In addition, the largest group (29%) of the individual workforce is on the lowest income quartile. Recognising this is the state of play, the Place Plan argues it is essential that the future strategy for the Centre should include some form of affordable housing.

Kenisis Consultancy has undertaken research into Mona Vale, and has identified sites that are more conducive to affordable housing than market housing. The Place Plan presents a feasible test site for affordable housing in Mona Vale, while not excluding other potential sites.

#### **Traffic – Vehicular and Pedestrian**

Consultation revealed that improved walkability and traffic management was one of the community's top priorities for Mona Vale. Following this, consultants were engaged to analyse Mona Vale's traffic flow and parking and test the viability of a number of improvement strategies (traffic calming and re-direction). The analysis undertaken is attached in full, and underpins the strategy outlined in the draft Place Plan.

The analysis supported the need to improve amenity for pedestrians and drivers, and addressed traffic flow management now and into the future.

#### **Parking**

The parking study supports the more effective use of the existing parking supply and provides a number of parking strategy recommendations as outlined in the Draft Place Plan.

A key recommendation is an amendment to the Pittwater 21 DCP. The draft Place Plan advocates for a reduction in on-site parking requirements. This reduction is crucial to the intensification of Mona Vale Town Centre, and will further a number of Council initiatives relating to economic development, housing affordability and active travel.

### **Nightlife and Weekend Economy**

Mona Vale Town Centre is a successful centre, with the bulk of activity occurring during business hours on weekdays.

Engagement revealed a strong demand for increased activity in Mona Vale on evenings and weekends. Extended opening hours and a greater variety of commercial and social offerings were seen as key to creating a positive atmosphere and natural surveillance during the evenings and weekends. This vision is endorsed by the local Chamber of Commerce, who developed a submission for the Place Plan with a defined “eat street” in Mona Vale.

### **Social/Civic Infrastructure**

There is strong support for enhancing the social and community functions at “the heart” of Mona Vale. The community’s priorities of increased social and creative space, improved safety and enhanced public domain have informed concepts put forward in the draft Place Plan.

## **CONSULTATION**

As noted previously the draft Mona Vale Place Plan has been formulated through extensive consultation with local community and industry experts between January 2014 and June 2015. This process is described in *Imagine Mona Vale – Engagement Summary for Mona Vale Place Plan*.

The methodologies employed in the Mona Vale Place Planning process have gained industry recognition, including at the 2016 RH Dougherty Awards where *Imagine Mona Vale – Engagement Summary for Mona Vale Place Plan* was highly commended.

## **TIMING**

It is proposed that the draft Place Plan be placed on public exhibition for 40 days with submissions invited from the community.

During the exhibition period an information booth will be set up in the Mona Vale Town Centre on a selection of days with Place Management staff available for discussion on the draft Place Plan. Briefings will be scheduled during the exhibition period with key stakeholder groups to inform them of the plan.

The draft Plan will be made available on Council’s website. At the close of the exhibition period, submissions will be collated and presented to Council for consideration.

## **FINANCIAL IMPACT**

### **Budget**

#### Allocated Expenditure:

As part of the 10 year Special Rate Variation works program, Mona Vale Place Plan has an initial budget of \$2.3 million over 6 years - of this \$700,000 is allocated in the Northern Beaches Operational Plan 2016 – 2017, Appendix 2 Former Pittwater Operational Plan, Key Direction 4: Integrating our Built Environment.

Future Expenditure/Revenue:

The draft Place Plan document is a visionary and guideline document. As such, some of the proposed works require further analysis, costing and fund-sourcing.

Similarly, public domain improvements may generate possibilities for increased revenue. This will be identified in future works programs as appropriate.

**SOCIAL IMPACT**

Place planning is about designing places for people. All concepts proposed in the draft Mona Vale Place Plan are designed to promote community connectedness, well-being and belonging.

The draft Place Plan operates within the context of Council's social and community planning instruments, including the *Pittwater Social Plan 2012 – 2016*. It furthers positive social outcomes by describing the policy and planning settings required to provide greater amenity, access, safety and housing options in Mona Vale Town Centre.

Mona Vale Place Plan recognises that Mona Vale is made up of precincts, each with a unique character and function. The draft plan articulates an incremental evolution that celebrates and enhances these discrete areas and their associated communities.

**ENVIRONMENTAL IMPACT**

The Draft Place Plan champions social, economic and environmental sustainability.

Key environmental considerations/improvements include:

- Public domain concepts include landscaped street design to assist temperature control
- Shading and water sensitive urban design principles
- Promotion of active transport and public transport
- Enhancing walkability to minimize the frequency of private car trips