



POLICY STATEMENT Saturday 29 October 2016

Mona Vale Residents Association Response to the Draft Mona Vale Place Plan

The Mona Vale Residents Association (MVRA) has examined the Draft Mona Vale Place Plan (Sept 2016) and considered many community concerns including those of shop owners.

The Association has decided not to support the Draft Mona Vale Place Plan (Sept 2016) in any shape or form.

The Association is equally critical of the politically managed and PR dominated “community engagement” process that has supposedly informed the Draft Mona Vale Place Plan. Both process and plan are considered to be flawed and not representative of community wellbeing and aspirations.

The US inspired “Place Planning” template used to prepare the Draft Place Plan appears inconsistent with Australian protocols relating to urban design, community participation and better planning. As critic James Russell and others have argued, US “Placemaking” dogma is “largely bogus” and not really evidence based as claimed by its followers.

More specifically,

- The Association does not support any changes to Pittwater LEP 2014 and the DCP.
- The Association does not support the proposed increase in building height to 6 (six) storeys.
- The Association does not support the proposed development of the park precinct, the park itself and public lands.



- The Association does not support any loss of car parking and accessibility to the centre.
- The Association does not support housing in Industrial Zones. As existing employment lands are scarce they need special protection from rezoning and the incursion of residential development.
- The Association does not support Council's "Vision" that Mona Vale should be like Manly with 6 (six) storey building heights and night time economy.
- The Association does not support residential over-development of the commercial-retail core of Mona Vale, loss of commercial office function and adverse impacts on existing businesses.

The Association considers that the Draft Mona Vale Place Plan is likely to result in over-development of Mona Vale, inadequate infrastructure and services, loss of village character and sense of place. Mona Vale is already a successful, socially cohesive "place for people". Why change it?

The Mona Vale Residents Association calls for better planning and urban design, real community participation and the provision of adequate infrastructure and services.

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29 October 2016

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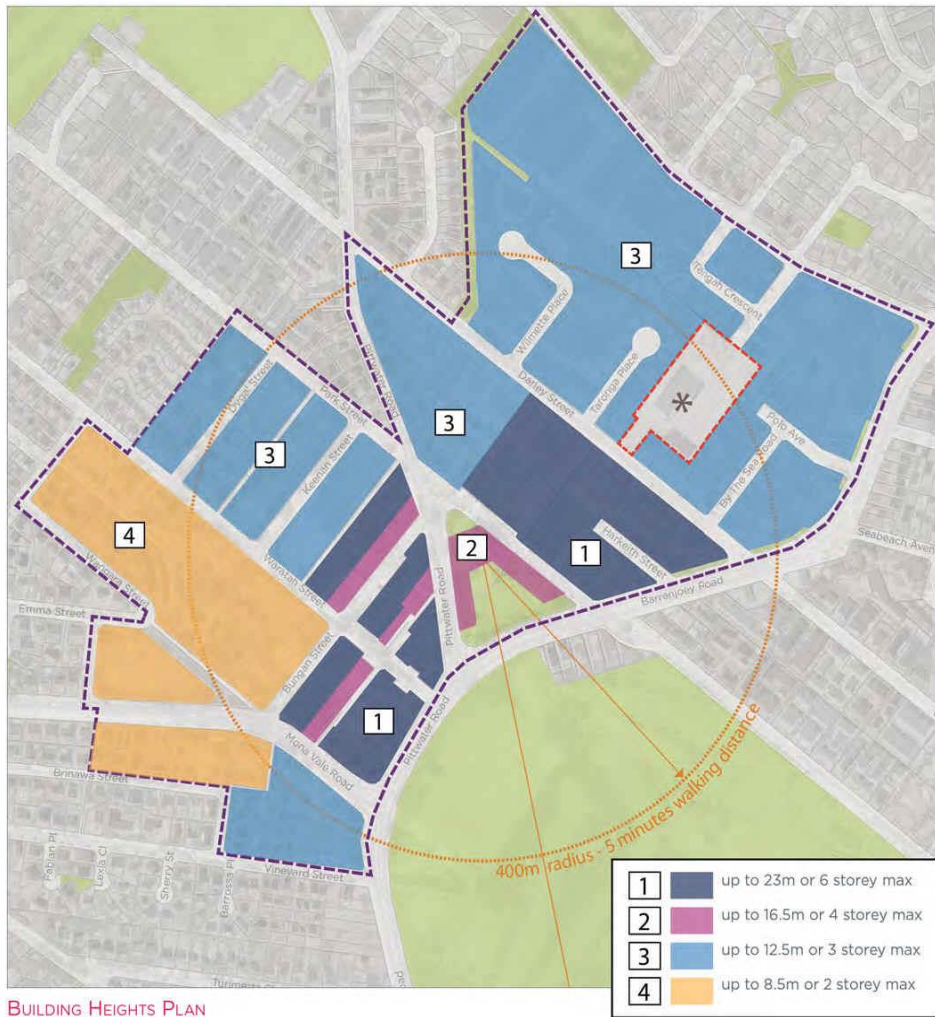
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MONA VALE RESIDENTS ASSOCIATION



Source: Monavale Place Plan (Sept2016)