

Thursday, 18 February 2021

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Sir

Submission Draft Local Housing Strategy

1. The Draft Local Housing Strategy calls on the need for Renewal, Urban Renewal, Housing Renewal and Transport Centric Renewal.

Mona Vale is not rundown in need of Renewal. Mona Vale is not one of Rob Stokes' rust belt areas of the USA in need or urgent Renewal.

Mona Vale is the last place that needs Renewal. Mona Vale is a vibrant, successful and beautiful Area, as is the rest of Pittwater.

Areas in Warringah may need Renewal, but not in Mona Vale or Pittwater.

The renewal Argument for Medium and High Density Development does not work here.

2. The enclosed aerial photo of the Mona Vale Area from the Pittwater Life February 2021, shows that the Mona Vale Area has done its fair share of heavy lifting with Medium Density Release and 'Renewal', but without the balancing infrastructure being provided, Physical, Sporting, Social and Cultural.
3. The Pittwater Life Article is headlined with the Mayor calling on Rob Stokes to fund an accelerated Mona Vale Master Plan.
4. Council cannot approve the Targets set in the Draft Local Housing Strategy before the studies for and the completion of the Mona Vale Master Plan, otherwise it would seem to be putting 'the cart before the horse'.

The Discredited Mona Vale “Place” Plan

5. As part of this Submission, please view the Video we made on the Mona Vale “Place” Plan, “Perfect Storm” (Google YOUTUBE ‘Pittwater Pathways’).
<https://www.youtube.com/watch?v=aV6LNfBNznE>
6. I attended the Greater Sydney Commission Forum at Parliament House. I had a conversation with an official who was familiar with Mona Vale and the previous Mona Vale Place Plan.

Me: *“I live at Mona Vale”.*

Official: *“Yes, we have done a lot of work on Mona Vale”.*

Me: *“What is wrong with Mona Vale now”?*

Official: *“F... Mona Vale! You have to plan for the future!”*

Official: *“You have no Asians or Blacks! That is the future and you have to plan for it”!*

The responses I found to be most disturbing and it was reported the next morning to the office of Rob Stokes in Mona Vale.

7. The Mona Vale “Place” Plan proposed 6-8 storey residential buildings in the Centre, 4 storey council buildings on Village Park, 3 storey unit blocks replacing single and double storey houses west of the Village to Scribbly Gum Lane inclusive of Dygal Street, the closure of Pittwater Road at Village Park and diversion of traffic through the already congested Darley Street, in return for 10 pushbike racks!
8. There were no traditional Planning Studies, no traffic study and there was no apparent logic in the “Place” Plan.
9. Mona Vale Village Centre needs a professional Master Plan, similar to the Newport Village Master Plan.

Federal Government

10. The Federal Government sets the Immigration Levels for Australia and the Housing Targets for the States.
11. The Federal Government sets the Taxation Concessions for Housing, Housing Grants and the link to Citizenship as part of its Housing Policy, known as **“The Great Australian Ponzi Scheme.”**
12. In the 2011 Census there were found to be 120,000 empty houses in Sydney.

13. The Federal Government has failed to encourage **Regional Decentralisation**.
15. The Federal Government has discouraged **High Speed Rail** to assist Regional Decentralisation.
16. When John Howard privatised Sydney Airport, he removed potential competition by cancelling **G.E. Alstrom's High Speed Rail** Sydney to Melbourne (after \$100 millions of private investment).
17. By 2020 Australia could have had High Speed Rail Melbourne to Sydney to Brisbane, opening up the Regions and allowing Decentralisation.
18. Why should Mona Vale be further densified because of these **Federal Government failures**?

N.S.W. State Government

19. The NSW State Government Plan for increased Population was "Decentralisation and Selective Urban Consolidation", but Decentralisation has been forgotten and Urban Consolidation is everywhere.
20. Urban Consolidation may appear cheaper for Government than greenfield development, but there must be accompanying infrastructure upgrade where ever the development.
21. **"Quality of Life not just Quantity"**.
22. In the Urban Consolidation of the Mona Vale Area the lack of upgrade of infrastructure is apparent.
23. For Example, in the Warriewood Valley Residential Land Release, Pittwater Council determined that the Section 94 Contributions should be set at \$90,000 per dwelling to pay for the necessary infrastructure. However, the NSW State Government intervened and set the Section 94 Contributions limit at \$30,000, one third of Council's Calculation.

It is not surprising that even though after 25 years and almost complete, basic infrastructure has not, and probably never will be provided. Neighbourhood Shopping Centre, Community Centre, District Park, perimeter Fire Trail, sporting facilities, ovals. Four (4) ovals were needed according to the Nesbitt "Open Space Needs Study". The 10 ovals short 25 years ago for Manly Warringah and Pittwater have not been provided.

24. **This is NOT Orderly Planning**

25. In the Warriewood Valley Residential Land Release, Council responded to the NSW State Government's Target of 20,000 people for Ingleside and Warriewood, by setting the density at 15 dwellings per hectare.
26. **The Planning and Assessment Commission** was established and reviewed Meriton's Application at the corner of Boondah Road and McPherson Street. Although the Council had Planned for 15 dwellings per hectare, (145 dwellings) the Planning and Assessment Commission Approved a density of 30+ dwellings per hectare (450 dwellings).
27. **This is NOT Orderly Planning.**
28. Mona Vale, with all its Urban Consolidation, still only has the one male public toilet, which often is blocked, (a Fourth World standard), but we do have 10 bike racks!

Public Transport

29. **The Greater Sydney Commission's Three Cities Plan** attempts to spread the growth of Sydney away from the CBD, now less relevant with COVID, the Internet and work from home.
30. The NSW Government; however, proceeds with the North-West Metro to the CBD, and with the demolition of existing heavy rail.
31. Concentric rail lines around the CBD instead of into the CBD, makes more sense opening up large areas of Sydney for development, through Parramatta, Blacktown and Penrith and following **the Three Cities Plan**.
32. **This is NOT Orderly Planning.**
33. The B-Line Bus to the Northern Beaches was announced as **the Bus Rapid Transit System**, which could not be Rapid, so had to be renamed and now is the B-Line.
34. Like Sydney Airport, the New North-West Metro, the B-Line has been privatised.
35. **This is NOT Orderly Planning.**
36. With 550 Telegraph Poles from Mona Vale to Wynyard (not counting street signs and traffic lights) one foot (30cm) away from a wobbly double decker bus, the promised Bus Rapid Transit System became the B-Line.
37. With travel-times no faster than the customer-oriented Sydney Buses, the B-Line is no great improvement. In fact, for anyone using the new feeder services, commuting times have increased, but the big yellow privatised buses look busy on the main run to the CBD albeit sometimes with only a few passengers onboard.

38. With the CBD less relevant due to COVID, the Internet and work from home, the B-Line is also less relevant.
39. **The Draft Greater Sydney Commission District Plan** for Mona Vale called for “leveraging development off the B-Line”.
40. **The Final Greater Sydney Commission District Plan** for Mona Vale, however, dropped the “leveraging development off the B-Line” and emphasised support for Business, Commerce and Employment for Mona Vale.
41. **The Draft Local Housing Strategy is in conflict with the District Plan for Mona Vale.**

The Northern Beaches Tunnel

42. Premier Greiner abandoned the Warringah Freeway, as part of the Policy of creating infrastructure choke points, and then privatising the solution.
43. Following the Warringah Freeway route, the Northern Beaches Tunnel will allow faster travel to the CBD, but at additional cost for both the privatised B-Line and private vehicles.
44. With the CBD less relevant due to COVID, the Internet and work from home and the B-Line less relevant, the Northern Beaches Tunnel is less relevant too.

Northern Beaches Council

45. The Draft Local Housing Strategy relies on Urban Consolidation around the 1Km hubs around the B-Line Bus Stops, and also provides a 1¹/₂Km hub to allow flexibility in determining the boundary of the 1Km hub!!??
46. The reliance on the B-Line Bus Stops as the centre of the 1Km hub, relies on the “Holy Grail” of the relevance of the CBD.
47. With COVID, the Internet and work from home the CBD is less relevant, and hence the foundations of the logic in the Draft Local Housing Strategy, “leveraging off” the B-Line is flawed.
48. The Greater Sydney Commission’s District Plan emphasised “**containment**” and the Pittwater Area and Mona Vale Area is well ‘contained’ for employment with **Towards 2040** noting 63% “containment”.
49. **The Draft Local Housing Strategy relying on the B-Line Centres is ‘flawed’ and contradicts the Greater Sydney District Plan for Mona Vale.**
50. **This is NOT Orderly Planning.**

51. Council has had insufficient funds to complete the required infrastructure works in the Mona Vale Area with the present level of Urban Consolidation.
52. **This is NOT Orderly Planning.**
53. The integrity of the Draft Local Housing Strategy is called into question in the case of Mona Vale by the moving of the centre of the 1 and 1¹/₂Km hubs away from the B-Line Bus Stops, some 300 metres west of Village Park.
54. **This is NOT Orderly Planning.**

Ingleside & Terrey Hills

55. While proposing further Urban Consolidation for Mona Vale, the adjoining 1992 Land Release Area of Ingleside (10,000 people target) is not included in this Draft Local Housing Strategy, or the neighbouring Terrey Hills Area, both on the Bus Route Mona Vale to Gordon Station and Macquarie University.
56. **This is NOT Orderly Planning.**

Affordable Housing

57. The NSW Government (the Department of Planning) owns most of the Blue Hatched Area in the Ingleside Land Release, which is available for Government Affordable Housing.
58. The proposed ‘**incentivisation**’ of development in Mona Vale for Affordable Housing, allowing additional floors above the LEP proposed 6 to 8 storeys and with no parking (as poor people apparently don’t own cars!) and available for open market sale without carparking (to rich people who own cars!) after 10 years, is absolute nonsense.
59. **This is NOT Orderly Planning.**

Politics

60. As part of this Submission, please view the video we have made on the Draft Local Housing Strategy “The Battle for the Big Backyard” (Google YOUTUBE ‘Pittwater Pathways’). <https://www.youtube.com/watch?v=seI9plUqaBY&feature=youtu.be>
61. Reference Rob Stokes’ PhD Thesis “The Battle for the Big Backyard” (Google “Rob Stokes Thesis”). <https://pittwateralliance.weebly.com/rob-stokes-thesis---the-battle-for-the-big-backyard.html>
62. This Draft Local Housing Strategy appears to be a political Local Government Response to the State Government’s Political Housing Targets and Political Planning changes.

Conclusion

63. Mona Vale already has done its fair share of Urban Consolidation without adequate infrastructure upgrade.
64. Additional Urban Consolidation in Mona Vale will spoil the quality of life.
65. Mona Vale is well contained for employment and employment must continue to be the priority.
66. **The Draft Local Housing Strategy is Rejected.**

Yours Faithfully

Hon. Sec. Phil Walker

Friends of Mona Vale

Email friendsofmonavale@gmail.com

- Photos Appendix:
1. Pittwater Life Article
 2. Mona Vale Single Male Public Toilet
 3. Mona Vale Bike rack!
 4. Mona Vale Hospital Nursing Home (Affordable Housing)
 5. Mona Vale Hospital Main Building (Affordable Housing)

Photo 1: Pittwater Life Article

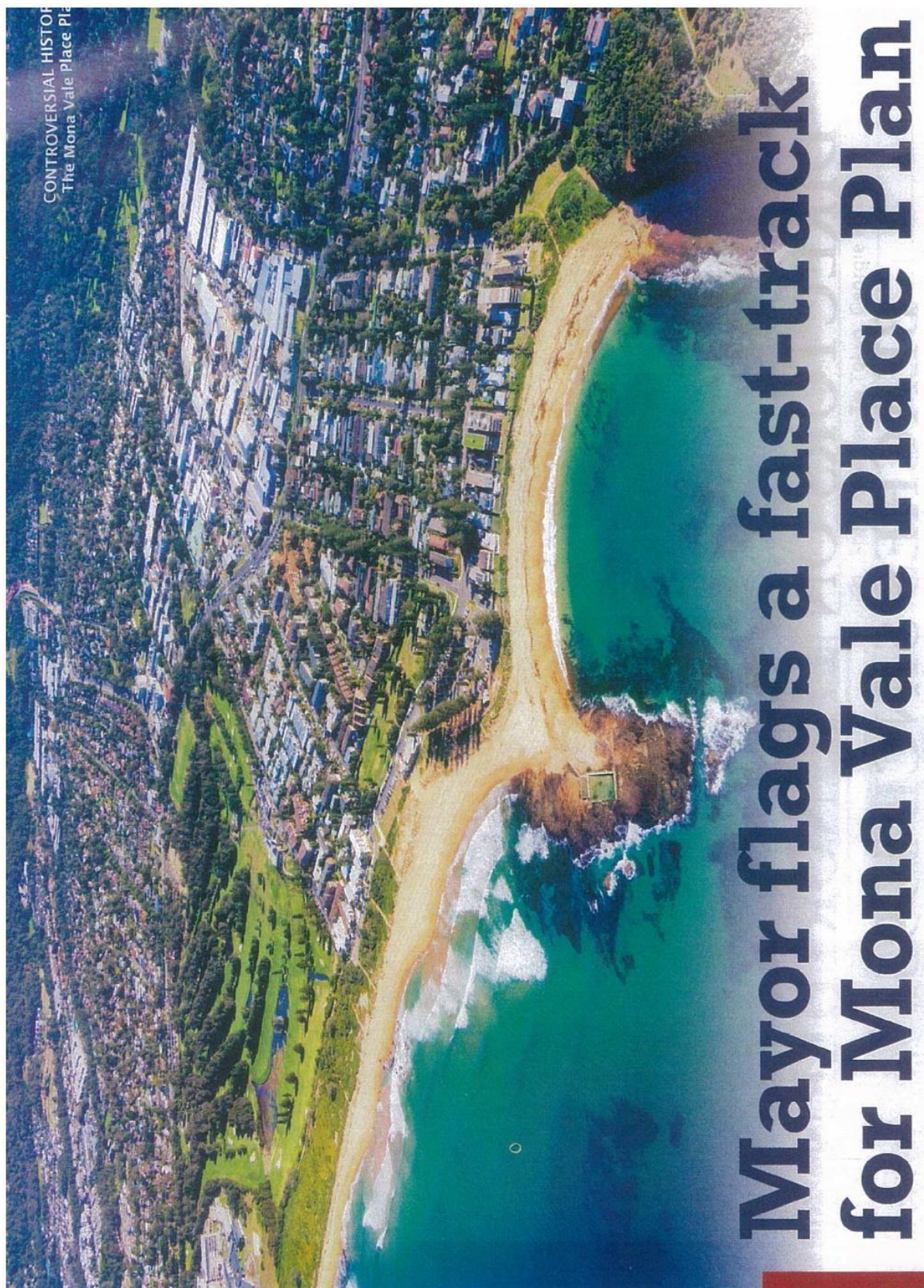


Photo 2: Mona Vale Single Male Public Toilet



Photo 3: Mona Vale Bike Rack



Photo 4: Mona Vale Hospital Nursing Home (Affordable Housing)



Photo 5: Mona Vale Hospital Main Building (Affordable Housing)

