

Friends of Mona Vale

Tuesday 2 March 2021

General Manager
Northern Beaches Council

Draft Local Housing Strategy Submission 2

1. After 30 years of '**Greater Housing Choice**' and the need for '**Downsizing**' in the Mona Vale Area, that argument for Development has run its course.
2. Rob Stokes' 2002 "**Battle for the Big Backyard**" and his "**Missing Middle Housing Policy**" is already outdated.
3. In **Mona Vale**, it is the existing normal residential housing that is now rare and endangered, and must be now preserved to retain **Housing Diversity**.
4. **Mona Vale Area** has had its share of medium density development and with little balancing of infrastructure upgrade.
5. The adjoining **Warriewood Valley** has been developed above Council's planned densities (30+ dwellings per hectare instead of 15) and with little balancing infrastructure, physical, sporting, social and cultural.
6. The adjoining 1992 **Ingleside Rural Land Release** is available now, including the Department of Planning's 'Blue Hatched Lands' Holdings for **Affordable Housing**.

Recommendations

7. That Council seek an **Exemption** from Rob Stokes' **Low Density Housing Code** and **Densification Targets** for the Mona Vale Area.
8. That Council conduct an **Inquiry** into the **Section 94 Developer Contributions Funding for Infrastructure** in the Mona Vale Area (including Warriewood) over the last 30 years, under Warringah Council, Pittwater Council and Northern Beaches Council.

The Inquiry is to show what Infrastructure has and has not been provided, to be complete, open and transparent and to include the Planned Projects, the Levey Rating, the State Government interference (and two thirds reduction), the Accounts (including inter-account transfers), the Investments (including Pittwater Council's CDO investment) and the Expenditures.

Yours Faithfully

Hon. Sec. Phil Walker

Friends of Mona Vale

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Photos Index:

Showing some of **Mona Vale's "Missing MILLIONS" Infrastructure**

1. Toilets
2. Seats
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5. Street Lights – Pedestrian Crossing, Park Street at Library
6. Street Lights – Pedestrian Crossing, Waratah Street at Aldi
7. Lift – Bungan Lane Post Office Car Park
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Photo 1: Toilets



Photo 2: Seats



Photo 3: Wide Footpaths



Photo 4: Shaded Kids' and Mums' Play Areas



Photo 5: Street Lights – Pedestrian Crossing, Park Street at Library

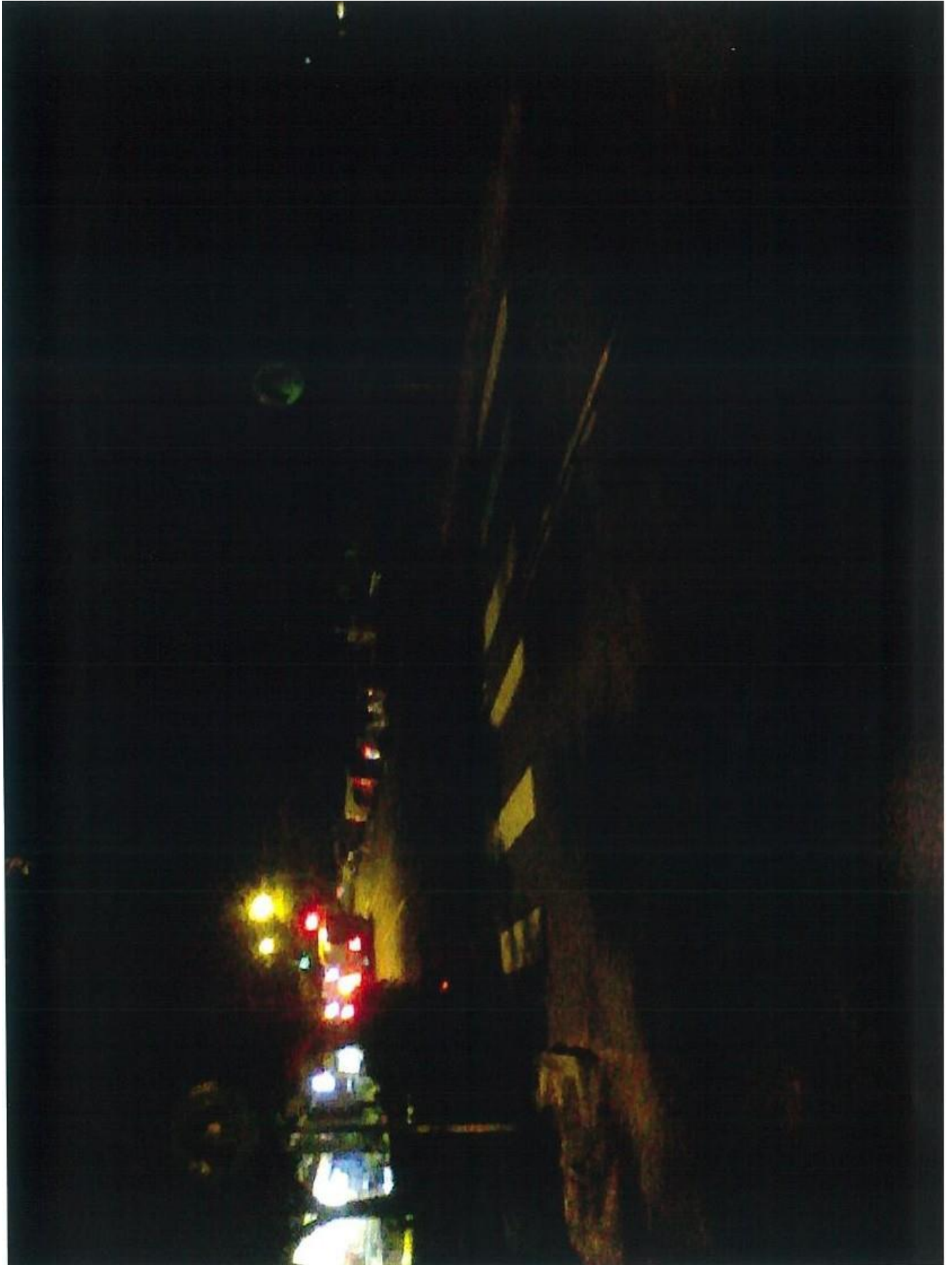


Photo 6: Street Lights – Pedestrian Crossing, Waratah Street at Aldi



Photo 7: Lift – Bungan Lane Post Office Car Park

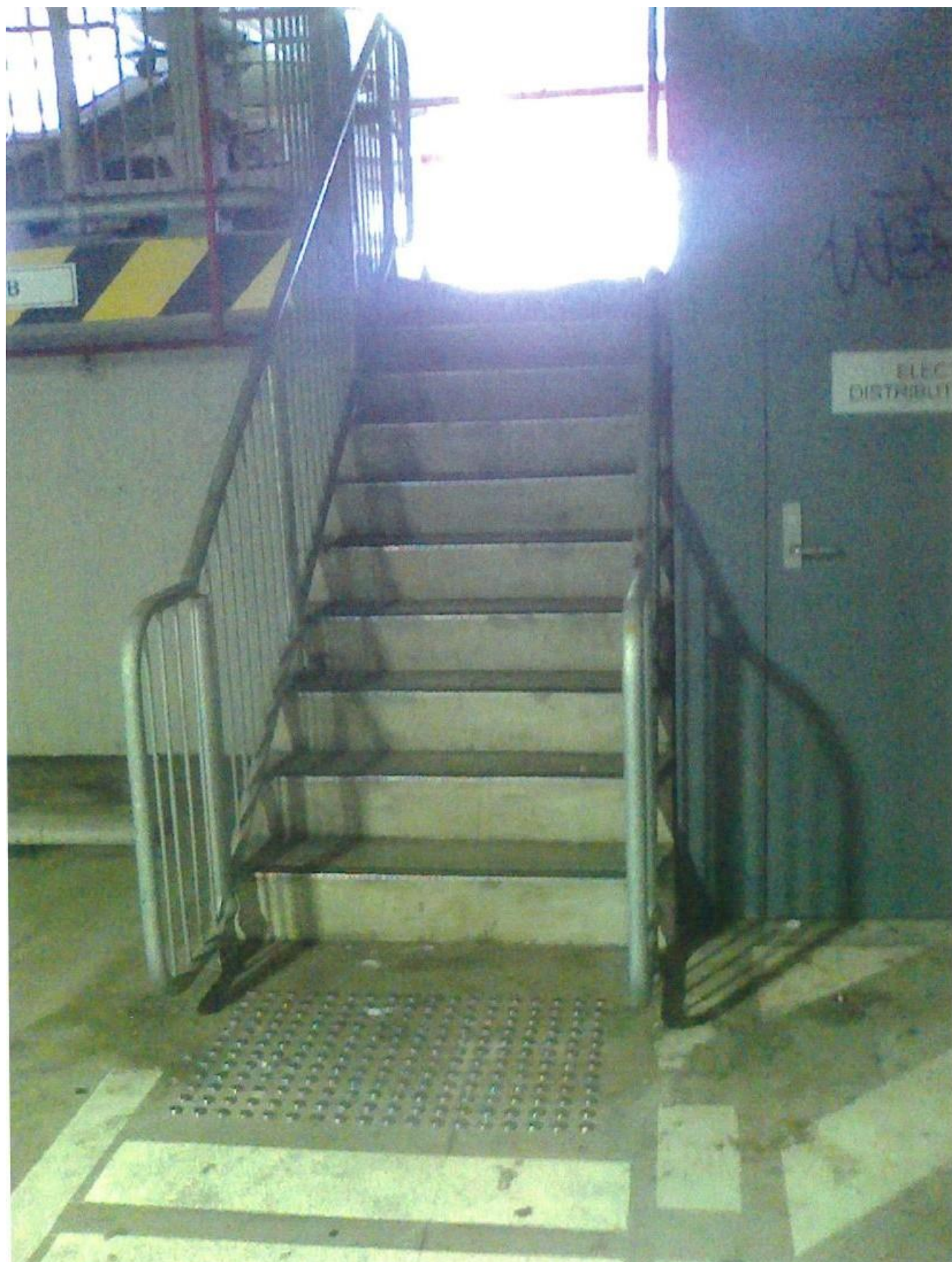


Photo 8: Access – to Post Office from Post Office Car Park



Photo 9: Car Parking – to the North and East of Mona Vale

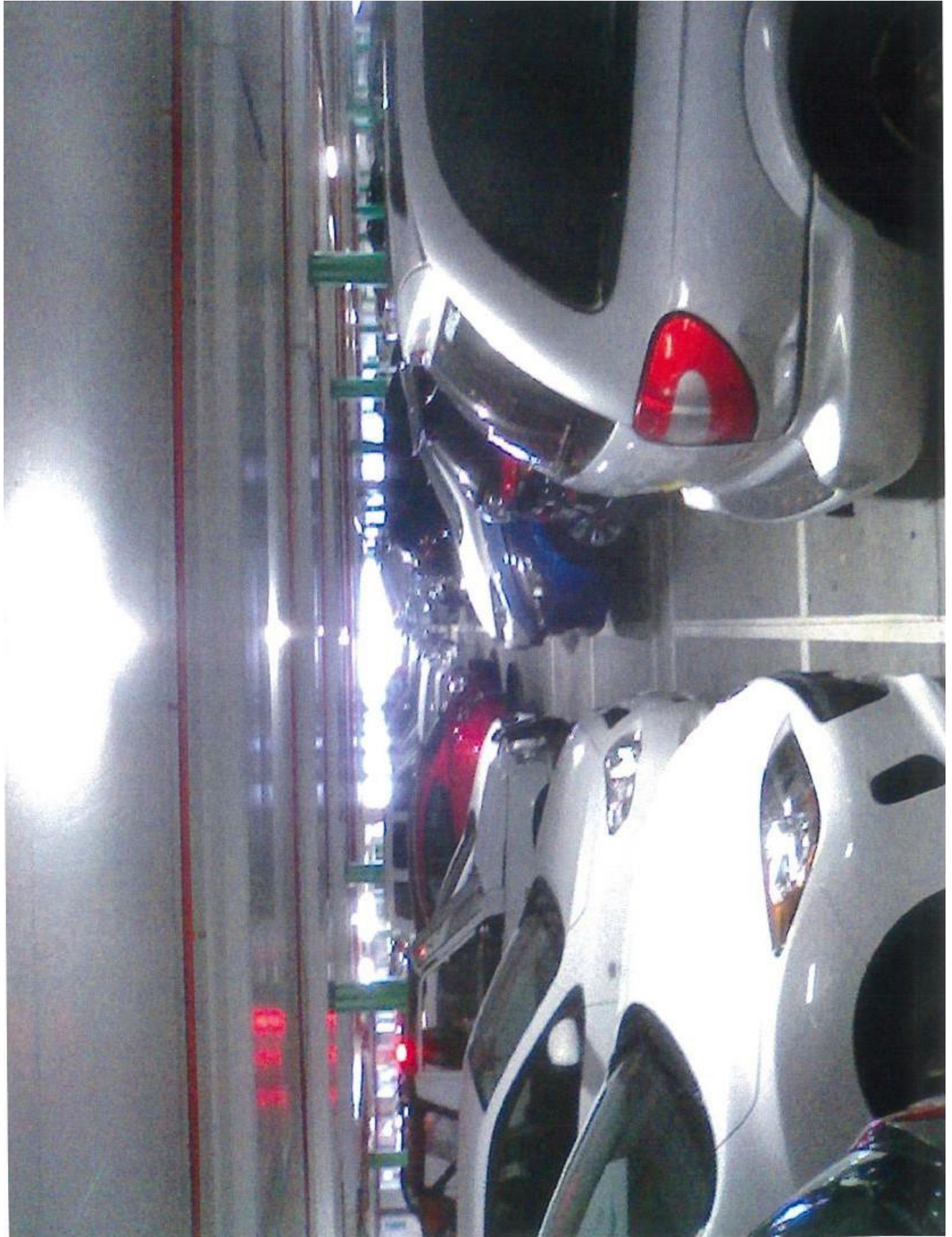


Photo 10: Land Release – 1992 Ingleside, with Affordable Housing



Photo 11: Exempted Residential Area – example Artarmon/Chatswood

