

ATTACHMENT BOOKLET

PLACES FOR PEOPLE

WEDNESDAY 13 FEBRUARY 2019

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My Place: Avalon

Spotlight on Avalon - Snapshot and
community engagement summary

Version 1 January 2019



northern
beaches
council

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4 My Place: Avalon



Version 1 January 2019

1. Introduction

Northern Beaches Council (Council) is pleased to share 'Spotlight on Avalon', the snapshot and community engagement summary document of My Place: Avalon.

'Spotlight on Avalon' documents the aspirations, vision, priorities and ideas generated by the community and stakeholders for the Avalon village. Over a four-month community consultation period, thousands of ideas were captured reflecting the value of this unique seaside village, its eclectic coastal character and active community culture.

The shared community vision, core factor values, priorities and future directions for Avalon will inform and guide the preparation of Avalon Place Plan. The plan will be an action-oriented strategy that focuses on the community's connection to the place and it will articulate a clear and compelling vision for Avalon in the short and long term.

2. My Place Avalon

Northern Beaches Council is committed to creating great places that are safe, inclusive and accessible to all, where people want to spend time. It has initiated a place planning process called 'My Place' as an approach to planning, design and management of village and neighbourhood centres. Avalon is the first centre within Northern Beaches Council Local Government Area to undergo this planning process.

Between May and August 2018, the spotlight was on Avalon and the first phase of community engagement for My Place: Avalon commenced. During this phase, activity focused on inspiring ideas, researching and talking with the Avalon community about what they envisage the Avalon

of the future should look like from a social, natural environment, economic and cultural perspective.

My Place: Avalon focuses on the area within 400 metres of Avalon Village Centre, with a larger area of influence as illustrated in the Avalon Study Area Map.



Figure 1: **Avalon Study Area Map**

The main objective of the Avalon place planning process is to inspire and stimulate the community to work with Council to create great places for all people to enjoy, now and in the future.

Part of this involved identifying quick improvements, as well as priorities for long term investment. Both will result in making the village even better and a place that people love and connect with.

Preparing the Avalon place plan will involve a broad range of stakeholders with a focus

on solving local problems with local solutions. Existing information and knowledge from both the community and Council along with ideas and aspirations gathered during community engagement will form the framework and roadmap for the development of the plan.



Figure 2: **Community engagement as foundation of My Place: Avalon project**

3. Spotlights on Avalon

We have captured a range of data and information regarding Avalon from a variety of sources, including Australian Bureau of Statistics (ABS) Profile ID and business audits.

The Place

Avalon is located 37 kilometres from Sydney CBD at the northern end of the Northern Beaches, a compact and vibrant village centre positioned on the western side of Barrenjoey Road, within 300 metres of the beachfront. Old Barrenjoey Road and Avalon Parade are the two major local streets activated by food, retail, beverage and commercial operation.

The beach is a major attraction to Avalon, the surfing break is highly regarded by local and visiting surfers, and there is a strong tradition of Surf Life Saving and

'Nippers' junior surf lifesaving. It is also infused with a robust arts scene and a strong environmental ethos. Summer is the busy season in Avalon with visitors,

holiday-home owners and residents utilising the village and beach.

The People

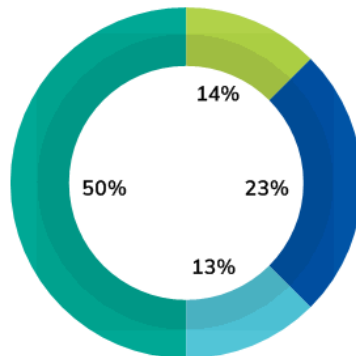
Avalon is a tight-knit community, with high rates of volunteering (24 per cent) a high number of active community groups, and a history of community-led arts and cultural programming.

In 2016, the dominant age structure for persons in Avalon Beach area were ages 35 to 69, which accounts for 50 per cent of total persons. The largest increase in persons between 2016 and 2026 is forecast to be in ages 75 to 79, which is expected to increase by 221 and account for 4.8 per cent of the total persons. Over the next 18 years, the overall population of Avalon is expected to fall by 128 people or minus 1.14 per cent (Source: ABS data 2016 and profile ID).



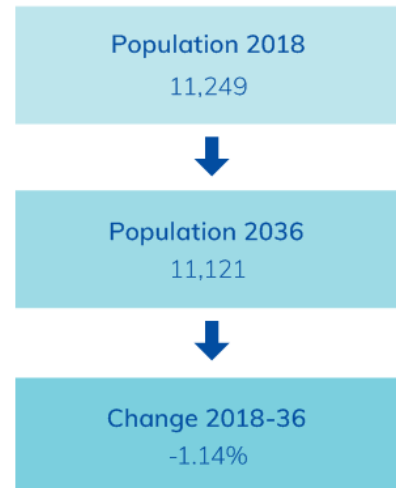
Age Structure in the Avalon Beach area

- 0 - 17
- 18 - 34
- 35 - 69
- 70 - 85+



In 2016 an estimated 11,245 people lived in Avalon.

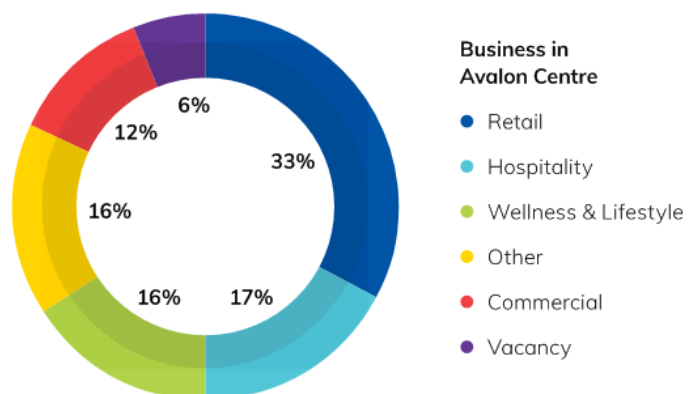
Source: Avalon village center snapshot 2018



Who Is Doing Business Here?

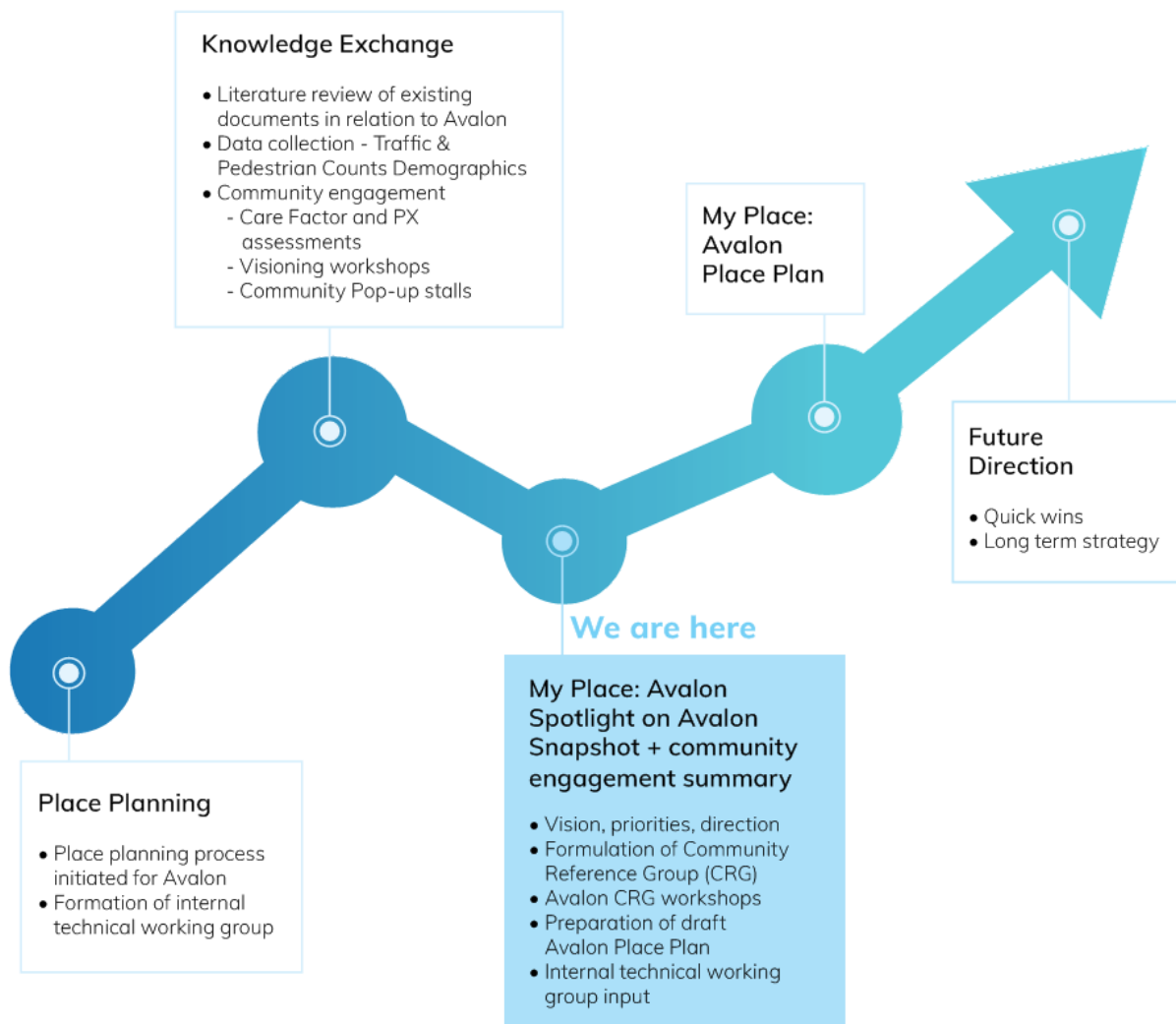
Businesses on the main streets largely provide services that cater to the local community with retail trade (33 per cent), food and beverage hospitality (17 per cent), and wellness and lifestyle services (15 per cent) being the dominant uses.³

Lifestyle and work-life balance are highly valued with 12.8 per cent of employed residents working from home compared to the Greater Sydney average of 4.4 percent. With over 3,000 Australian Business Numbers (ABNs) registered to Avalon, economic activity extends well beyond the main street. These businesses feature a markedly different industry mix to the town center, favouring professional services and creative industries.



3. Source: Profile ID 2018

4. Process to Date / Engagement Timeline

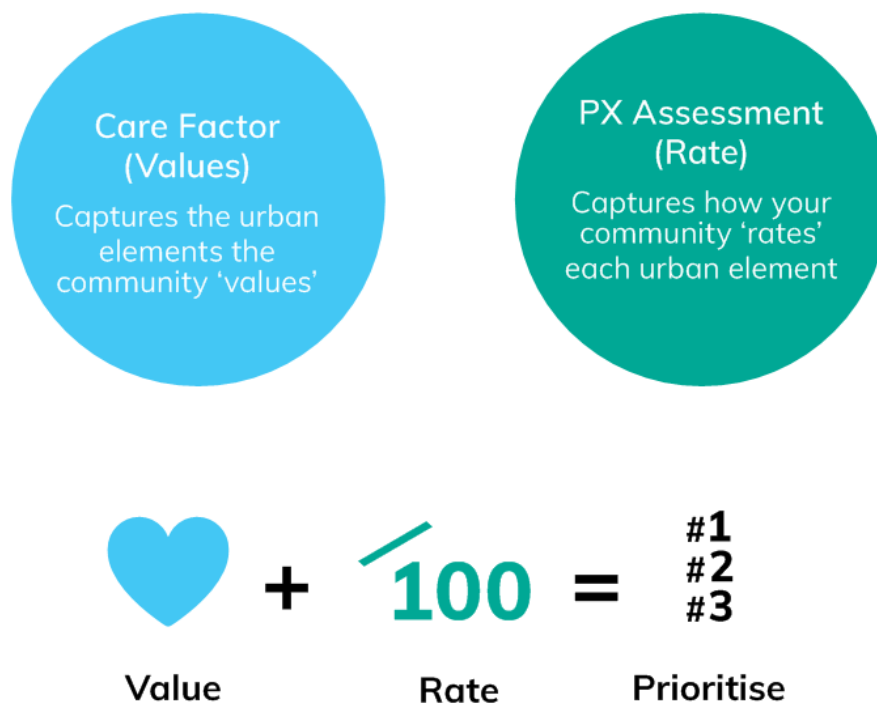


5. What did people say?

Community consultation is the heart of the My Place: Avalon project. On 11 May 2018, Council formally commenced the first phase of community engagement of My Place: Avalon with the start of an online “Care Factor” survey and on ground Place Experience (PX) assessment surveys within the Avalon village.

The surveys allow the community to share what they most care about and how they rate the places they live, work and unwind. The surveys provide real data to define community priorities for urban environments. Priorities are set by combining the elements we value (love) with the urban elements that rated poor.

This work was followed with a series of community engagement activities, including Avalon visioning workshops, community pop-ups and online commentary form.



Community Engagement Activities

During the community engagement period, more than 1,512 contributions were collated and are being used as the foundation for My Place: Avalon project.



The community engagement activities captured feedback from a broad range of people that live, work and/or play in Avalon with 1,512 people engaged (14 per cent of Avalon's local population).

5.1 Our Care Factor - What we value and care about

In order to capture what the community cares and values most about Avalon, Council initiated an online Care Factor survey with 847 responses collected. The values that the majority of the community care about fall within the following six Care Factor themes.

Nature, Environment and Sustainability

75% of people care about elements of the natural environment (vegetation, views, topography, water etc).

One of Avalon's biggest assets involves natural features and the environment, green open space, native trees and plants.

Economic Vibrancy

58% of people care about the outdoor dining at restaurants, cafés and/or bars and local business.

The community believes that the local businesses reflect the local community and values.

Cleanliness and Maintenance

57% of people care about the cleanliness and maintenance of Avalon village centre. Shared values include more care related to the recycling/ waste, and more frequent cleaning to keep streets tidy.

The maintenance of the streets is an important part of your respondents' ideal village centre.

Community Connections and Culture

48% of people care about the interaction with locals/other people in the area.

People aligned with the same values that a smile and customer service are valued by the community.

Street Design, Safety and Walkability

46% of people care about the ease to walk around and the look and function of the main streets within Avalon.

This includes crossing streets safely and moving between different destinations with ease.

Transport

181 people care about more active public transport options within Avalon, including facilitating active transport, improving roads and traffic conditions and increasing public transport options.

What the community said

"Better landscaping, paving and planting around the village centre"

The intersection of Barrenjoey Road and Avalon Parade needs to be much safer for pedestrians and vehicles.

"Many more walkways & cycle way linking waterways and surrounding suburbs to get people out of their cars & on foot or bikes"

"More recycling - promoting it and implementing with bins and supporting locals"

Greater diversity of shops, less empty shop fronts

"Beautifications of entrances and footpaths"

"More art shows and music events"

What values does the community share ?

Across all the Avalon community engagement activities, three key values are shared by the majority of the community.

Value 1: Creating a great place for youth and families:

Youth and families have been drawn out of Avalon due to the lack of access to educational facilities and work opportunities. Youth and families are important demographics in Avalon as they generate activation for the community.

Value 2: Maintaining Avalon's distinct character:

Avalon has its own unique village character. It is important to maintain and enhance this uniqueness across recreational, residential, social, economic and cultural development in the area.

Value 3: Integration and care of nature and landscapes:

The community agrees that among Avalon's biggest assets are its natural features and environment (views, topography, open space, native trees, etc.). The community is keen to continue to build a sustainable and natural Avalon, by designing street gardens and retaining/enhancing existing natural elements.



What areas of concern does the community share?

Inclusiveness:

Younger people in Avalon feel excluded from the decision-making process and community event participation. Sense of community in Avalon is strong but not within different generation groups.

Connectivity and linkage:

The community is interested in having more direct public transport options to and from major centers, including Sydney CBD, and improved active transport connectivity locally.

Retail and vacancy rate:

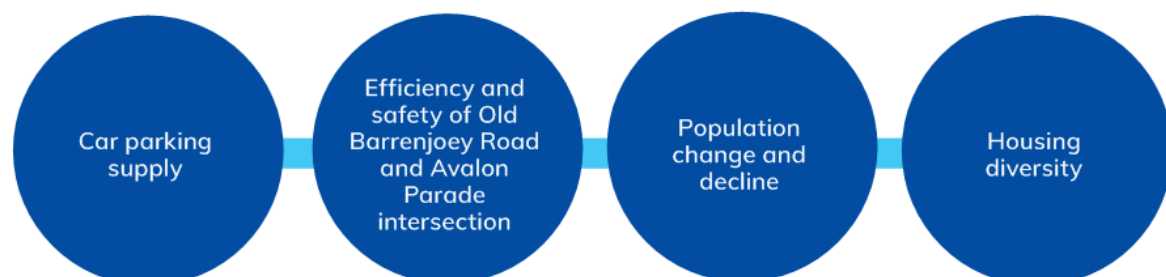
Although Avalon village has lower vacancy rates when compared to the surrounding Northern Beaches suburbs, the properties that are vacant are in some of the most prominent locations and vary significantly seasonally.

Population growth:

The community raised the need for local business survival throughout the winter season and to have longer trading hours. However, the density of housing whilst integral to the character of the area, potentially limits local business growth and sustainability

What are the contested issues for the community?

Like most communities, the Avalon community has conflicting interest and concerns around a number of key issues. These issues remain divided and unresolved and are described as 'contested'.



5.2 Our Rating - How the community rated Avalon

Place Experience (PX) surveys at four village locations were carried out on 11 and 19 May 2018 by Place Score. 188 local residents, workers and visitors completed a PX assessment. The PX score rated by Avalon community is summarised in the below table.

Location	Number of PX	Community rated PX Score
Avalon Parade (between Bellevue Ave and Old Barrenjoey Rd)	46	74
Old Barrenjoey Rd (between Avalon Parade and 61 Old Barrenjoey Rd)	48	75
Avalon Parade (between Old Barrenjoey Rd and Barrenjoey Rd)	46	70
Old Barrenjoey Rd (between the Crescent and Avalon Parade)	48	70

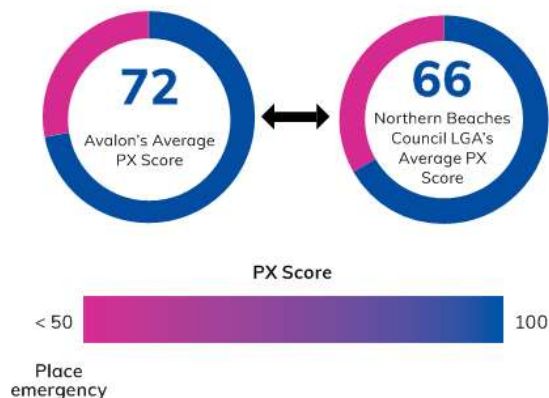


Figure 3: Avalon key locations PX score

What does this PX Score mean?

The PX Assessment score is rated out of 100. It reveals what urban elements are contributing positively or negatively to the communities experience of places. Avalon's average PX Score (72) is higher than the average for other town and village centres in the Northern Beaches local government area (PX Score (66)). Overall Avalon scored well, with the community highly rating/ or being essentially satisfied with the current streetscape and village environment.

While the PX scores are high, Avalon has the opportunity for improvement.

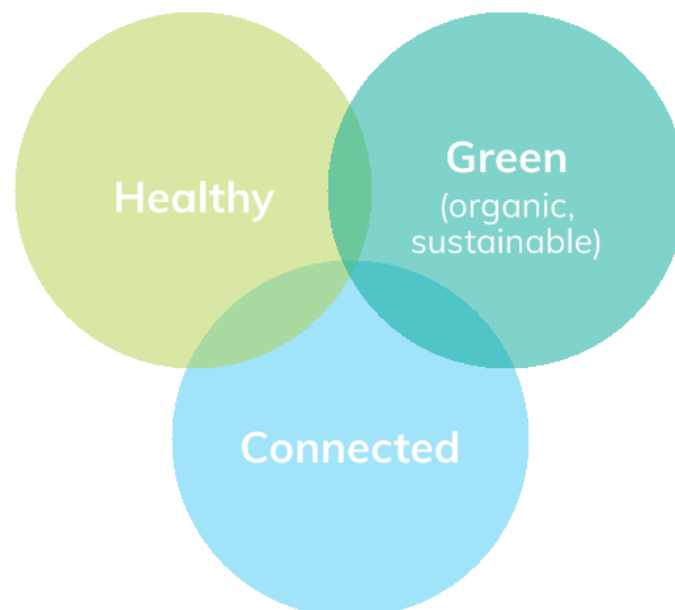
The place attributes that the community care about but rated lower due to poor performance were: (1) Ease of walking around; (2) Cleanliness of public spaces; (3) General condition of vegetation/street trees and other planting and (4) Outdoor restaurant, café and/or bar seating. These four place attributes were identified as the priorities across all four key village survey locations.

5.3 Creating a vision

The Avalon visioning workshops held on 30 June 2018 and 4 July 2018 captured opinions from a broad representation of the Avalon community, including local residents, businesses, the education sector, arts and cultural groups, youth and school children and sporting organisations. Avalon visions were identified by the community during Avalon Visioning workshops, and aligned with the community feedback received during the eight sessions of community 'pop-ups'.

From this extensive engagement, the vision is that Avalon will be:

“A relaxed and peaceful coastal village, embracing and nurturing the natural environment, celebrating creativity and community connection”



5.4 Our Priorities

The priorities for Avalon were identified when the six care factor values resulting from the community care factor survey were compared with how they are performing in the PX Score. These identified priorities were then further examined during the visioning workshops and community 'pop-up' sessions.

Nature, Environment and Sustainability

Community Strategic Plan Outcomes:

- Protection of the Environment
- Environmental Sustainability

- | | |
|------------|---|
| Priority 1 | Maintain, improve and increase green spaces, general conditions of vegetation, street trees, other planting and improving creek / storm water channel |
| Priority 2 | Environmental sustainability by limiting pollution and improving sustainable practices |
| Priority 3 | Retain village form / identity |

Transport

Community Strategic Plan Outcome:

- Transport, Infrastructure and Connectivity

- | | |
|------------|---|
| Priority 1 | Improve intersection of Old Barrenjoey Road and Avalon Parade |
| Priority 2 | Facilitate active transport mode and footpath connectivity |

Community Connection and Culture

Community Strategic Plan Outcomes:

- Community and Belonging
- Places for People
- Vibrant Local Economy

- | | |
|------------|---|
| Priority 1 | Things to do in the evening |
| Priority 2 | Creative art space, public art, community art, water and light features |
| Priority 3 | Opportunities / activities for youth |
| Priority 4 | More and/or better places to play, gather and relax |

Economic Vibrancy

Community Strategic Plan Outcomes:

- Vibrant Local Economy
- Partnership and Participation

- | | |
|------------|---|
| Priority 1 | Outdoor restaurant, café and/or bar seating |
| Priority 2 | Active Avalon village centre during winter |
| Priority 3 | More and/or better commercial diversity and local shops |
| Priority 4 | Active and improve laneways |

Cleanliness and Maintenance

Community Strategic Plan Outcomes:

- Transport, Infrastructure and Connectivity
- Good Governance
- Places for People

- | | |
|------------|---------------------------------------|
| Priority 1 | Cleanliness of public space |
| Priority 2 | Improve/update condition of footpaths |

Street Design, safety and walkability

Community Strategic Plan Outcomes:

- Transport, Infrastructure and Connectivity
- Places for People

- | | |
|------------|---|
| Priority 1 | Ease of walking around - with better accessibility, safety and linkage for pedestrians |
| Priority 2 | Streetscape design and beautification, more trees, footpath improvement, informal seating |

5.5 Our Directions for Avalon

During the engagement activities, the community were asked about their ideas for changes for Avalon:



Active Modes of Transportation
and Improved Connectivity



Redesigned Intersection of Old
Barrenjoey Rd and Avalon Parade



Enhanced Streetscape



Reduced Shop Vacancy, Increased Shop
Diversity and unique local shops



Activated Avalon Village Centre during
Winter Period and Night Economy



Increased Public Community
Activities, Arts and Culture



More and better activities
for youth



More Vibrant Outdoor Dining



Green Spaces with more planting
and improved stormwater
channel/creek



Increased Activation and
Maintenance of Laneways



Increased Public Spaces to play,
gather and relax



Improved / Updated footpaths
and pavement



Improved Connectivity with Visual
links / ease of walking

6. What's next?/Future Directions

The My Place: Avalon Community Reference Group (Avalon CRG) will be working with Council in the next phases of the project to prepare an Avalon Place Plan, with technical support from a range of experts, to identify 'quick wins', activations, and a longer term strategy for Avalon's future. This draft plan will then be placed on exhibition for community engagement and consultation.

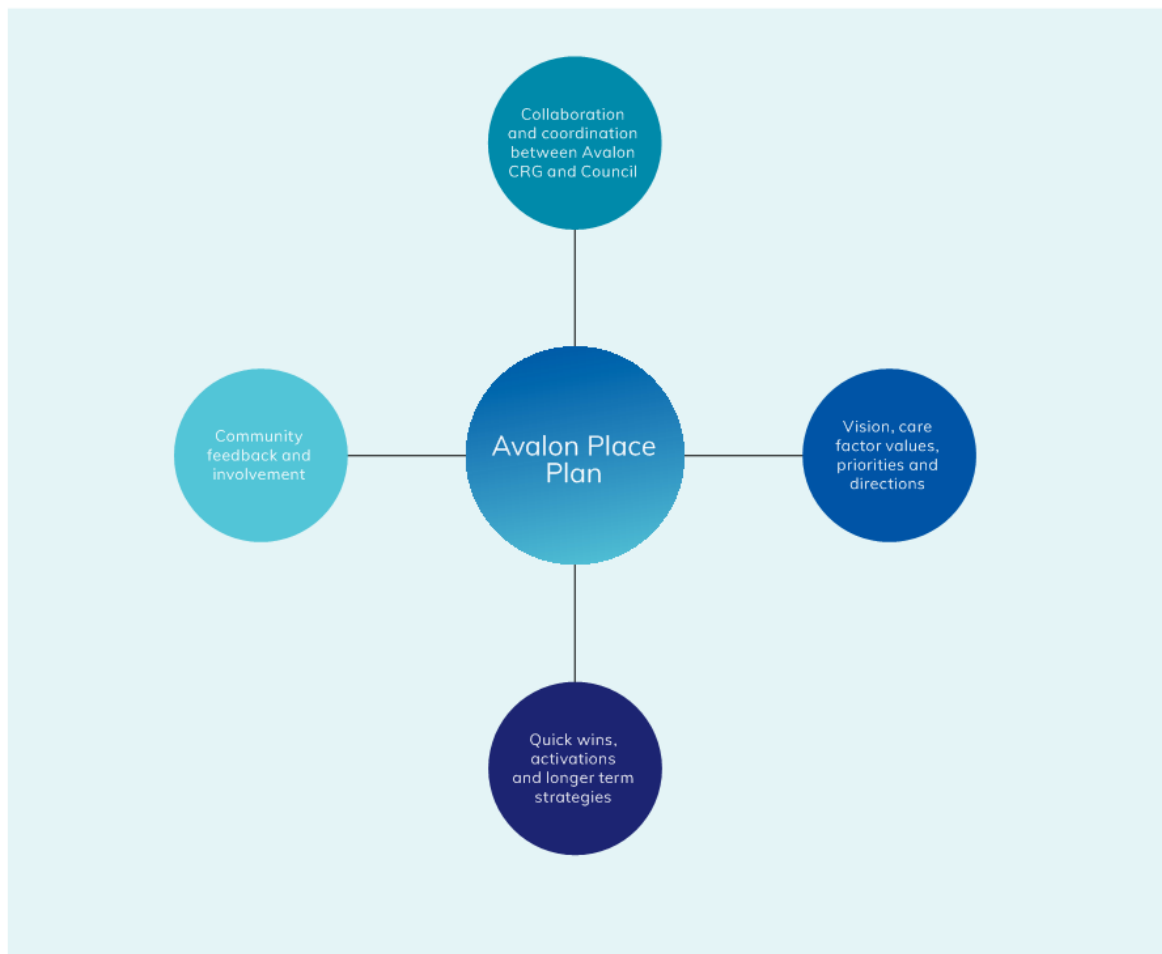


Figure 3: Key components of Avalon Place Plan

My Place: Avalon

Attachment 1: Place Score and Assessment Survey



ABOUT PLACE SCORE

PLACESCORE is a place experience (PX) diagnostic, engagement, benchmarking, and data tracking platform that helps guide and measure more effective investment in urban environments.

PLACESCORE offers two sophisticated data collection tools, Care Factor and PX Assessments. Like a 'place census', Care Factor captures what your community really values. PX Assessments measure the community's lived experience.



Together they provide you with data driven directions for prioritising investment... a high 'Care Factor' and a low 'PX Score' denotes a high priority for investment.

AVALON TOWN CENTRE PROJECT SCOPE

Between 11th May 2018 and 11th June 2018 PLACESCORE, on behalf of the Northern Beaches Council, collected Town Centre Care Factor surveys and PX Assessments via online and face-to-face surveys.¹

This Community Insights Report (CIR) includes:

- A summary of the survey respondents
- The key findings of the Care Factor survey
- The key findings of the PX Assessments
- The community's ideas for change

TOWN CENTRE CARE FACTOR SURVEY

- Which place attributes are most important to you in your ideal town centre?
- 711 respondents from across the Local Government Area
- The online survey was live from 11th May 2018 to 11th June 2018

TOWN CENTRE PX ASSESSMENTS

- How is each place attribute impacting your personal enjoyment of this place?
- 4 main street environments
- 188 local residents, workers and visitors completed a PX Assessment
- Face-to-face data was collected between 11th May 2018 and 19th May 2018

A total of 899 responses were collected during the research.

EXECUTIVE SUMMARY

This section provides an executive summary of key findings for Avalon.

AVALON TOWN CENTRE ABOUT YOUR RESPONDENTS

carefactor
towncentre

ABOUT YOUR DATASET

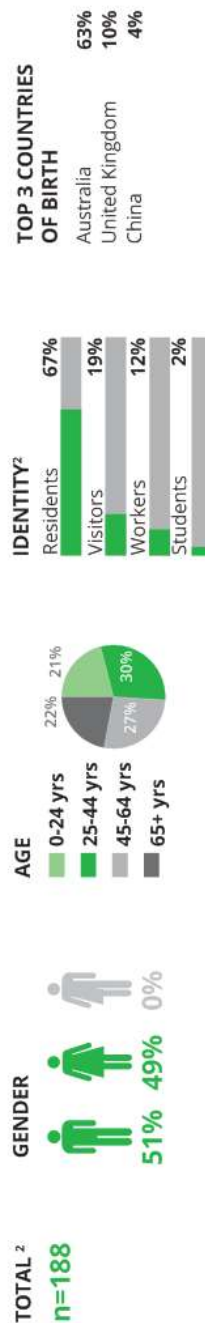
Data was collected via online surveys during the period 11th May - 11th June 2018. A total of 769 participated with 711 completing all questions (92% completion rate).



pxassessment
street

ABOUT YOUR DATASET

Data was collected via face-to-face surveys during the period 11th-19th May 2018. A total of 188 participated with 188 completing all questions (100% completion rate).



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¹0.1% did not specify their gender
²Respondents were allowed to select more than one identity

AVALON CIR
JUNE 2018

AVALON TOWN CENTRE EXECUTIVE SUMMARY

carefactor
towncentre



711 local residents, workers and visitors
completed a Care Factor survey.¹

WHAT WE ALL CARE ABOUT...

The Top 5 Town Centre place attributes valued
by *all respondents* are:

- #1 Elements of natural environment (views, vegetation,
topography, water, etc.)
- #2 Overall visual character of the area
- #3 Outdoor restaurant, café and/or bar seating
- #4 Vegetation and natural elements (street trees,
planting, water etc.)
- #5 Cleanliness of public space

WHO CARES ABOUT SOMETHING DIFFERENT?

While most people care about the same place
attributes, some groups differ:

Age

79% of people aged 45-64 care about 'Elements
of the natural environment (views, vegetation,
topography, water etc.)' compared to only 62% of
people aged 25-44.

Visitors

41% of Visitors care about 'Interesting things to
look at (people, shops, views etc.)' compared to
only 31% of Residents.



¹Data collection of Care Factor surveys is set to close on the 27th of June 2018. But only surveys collected between 1st May 2018 and the 11th June
2018 were considered for this report.

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AVALON TOWN CENTRE EXECUTIVE SUMMARY



188 local residents, workers and visitors completed a PX Assessment on the 11th of May and the 19th of May.

This table summarises the PX score for each location.

LOCATION	NUMBER OF PX	TOTAL PX SCORE
Avalon Parade (btw Bellevue and Old Barrenjoey Rd)	46	74
Old Barrenjoey Road (btw Avalon Parade and 61 Old Barrenjoey Rd)	48	75
Avalon Parade (btw Old Barrenjoey Rd and Barrenjoey Rd)	46	70
Old Barrenjoey Road (btw The Crescent and Avalon Parade)	48	70



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JUNE 2018

AVALON TOWN CENTRE EXECUTIVE SUMMARY

PERFORMANCE AND PRIORITIES

When the Care Factors are compared against their performance in the PX Assessments it is possible to identify priorities for town centre investment.

Across all locations the following attributes are generally most highly valued, but performing the poorest from the community's perspective.

These should be considered as overall priorities moving forward.



AVALON TOWN CENTRE EXECUTIVE SUMMARY

TOWN CENTRE PRIORITIES

The following table summarises the priorities for locations within the Avalon Town Centre. Priorities are defined as attributes with a Top 10 Care Factor and low PX score/ performance rating.¹



LOCATION	PRIORITY 1	PRIORITY 2	PRIORITY 3
Avalon Parade (btw Bellevue and Old Barrenjoey Rd)	Ease of walking around	Outdoor restaurant, café and/or bar seating	Cleanliness of public space
Old Barrenjoey Road (btw Avalon Parade and 61 Old Barrenjoey Rd)	Cleanliness of public space	General condition of vegetation, street trees and other planting	Outdoor restaurant, café and/or bar seating
Avalon Parade (btw Old Barrenjoey Rd and Barrenjoey Rd)	Cleanliness of public space	General condition of vegetation, street trees and other planting	Ease of walking around
Old Barrenjoey Road (btw The Crescent and Avalon Parade)	Ease of walking around	General condition of vegetation, street trees and other planting	Cleanliness of public space



¹Comparison between the most valued attributes (Top 10 Care Factor) for the communities associated with each town centre against their performance rating (PX).

AVALON CIR
JUNE 2018

AVALON TOWN CENTRE EXECUTIVE SUMMARY

COMMUNITY IDEAS FOR CHANGE

Participants were asked to share their small and big ideas to improve town centres in the Northern Beaches. 306 responses were received for Avalon.¹ Respondents' ideas were classified under themes in order to identify trends.

The dominant themes in Avalon were:

1. Active modes of transportation - Safer crossings, wider and well maintained footpaths and bicycle paths
2. Old Barrenjoey Road and Avalon Parade intersection
Roundabout, traffic lights, moving the pedestrian crossings and/or closing part of the road to car traffic
3. Retail offer and vacancy- Less empty shops, lower rent, greater and more diverse offer of restaurant, cafés and bars
4. Car accessibility and parking - More and/or longer parking around town centre and Dunbar park
5. Places to play and relax - Updated playgrounds and public spaces, additional benches and gathering places

"The intersection of Avalon Parade & Old Barrenjoey Rd needs to be much safer for pedestrians & vehicles. More seating in parks and streets."

"Better parking and traffic infrastructure. Parking is terrible and spread all over the place. The lack of traffic management at the intersection makes it worse."

"Greater diversity of shops, less empty shop fronts (but you will need to convince greedy landlords not to hold out!)"

"Better landscaping, paving and planting around the town centre!"

"Many more walkways & cycleways linking waterways and surrounding suburbs to get people out of their cars & on foot or bikes."

TOWN CENTRE CARE FACTOR

Your Care Factor data acts as a 'place census', identifying what is most important to your community regarding their ideal town centre. The data is valid for 3-5 years and can be used for a variety of strategic and tactical projects - from planning to place branding and activation.

AVALON TOWN CENTRE WHAT DO PEOPLE VALUE?

KEY FINDINGS

Key community values and insights for Avalon City Council are:

Integration and care of nature and landscapes

The presence of elements of natural environment (views, topography, water, etc) and of vegetation are highly valued by the Avalon community.

Looks and cleanliness

The overall visual character and maintenance of your streets is an important part of your respondents' ideal town centre.

Social activities, connection and community

Respondents care about outdoor dining and drinking options, their interaction with locals as well as having businesses that reflect their community and values.

Different demographics care about different place attributes:

People aged 25-44:

- 31% of people aged 25-44 care about 'Spaces suitable for specific activities (play, entertainment, exercise, etc.)' compared to only 21% of people aged 45-64.

People aged 45-64:

- 79% of people aged 45-64 care about 'Elements of the natural environment (views, vegetation, topography, water etc.)' compared to only 62% of people aged 25-44.

Men:

- 32% of Men care about 'Amount of public space (footpaths and public spaces)' compared to only 23% of Women.

Women:

- 44% of Women care about 'Evidence of public events happening here (markets, street entertainers, festivals etc.)' compared to only 32% of Men.











Visitors:

- 41% of Visitors care about 'Interesting things to look at (people, shops, views etc.)' compared to only 31% of Residents.

Residents:

- 54% of Residents care about 'General condition of vegetation, street trees and other planting' compared to only 45% of Visitors.

AVALON TOWN CENTRE WHAT DO PEOPLE VALUE?

RANK ¹	OVERALL (N=711)	%	RANK	OVERALL (N=711)	%
#1 	Elements of the natural environment (views, vegetation, topography, water etc.)	75%	#6 	General condition of vegetation, street trees and other planting	53%
#2 	Overall visual character of the area	62%	#7 	Interaction with locals/ other people in the area (smiles, customer service etc.)	48%
#3 	Outdoor restaurant, café and/or bar seating	58%	#8 	Businesses that reflect the local community and values	46%
#3 	Vegetation and natural elements (street trees, planting, water etc.)	58%	#8 	Ease of walking around (including crossing the street, moving between destinations)	46%
#5 	Cleanliness of public space	56%	#8 	Sense of safety (for all ages, genders, day/night etc.)	46%

AVALON TOWN CENTRE WHAT DO PEOPLE VALUE?

OVERALL
N=711¹

#1	Elements of the natural environment (views, vegetation, topography, water etc.)
#2	Overall visual character of the area
#3	Outdoor restaurant, café and/or bar seating
#3	Vegetation and natural elements (street trees, planting, water etc.)
#5	Cleanliness of public space
#6	General condition of vegetation, street trees and other planting
#7	Interaction with locals/ other people in the area (smiles, customer service etc.)
#8	Businesses that reflect the local community and values
#8	Ease of walking around (including crossing the street, moving between destinations)
#8	Sense of safety (for all ages, genders, day/night etc.)

	711	#1	#2	#3	#3	#5	#6	#7	#8	#8	Highest rated attributes if not in the overall top ten
ALL											
Male	269	69%	57%	61%	54%	52%	52%	44%	45%	47%	46%
Female ²	441	78%	65%	56%	61%	59%	53%	50%	47%	46%	46%
Age											
0-24	75	71%	67%	48%	56%	63%	48%	47%	44%	40%	49%
25-44	164	62%	50%	52%	50%	56%	44%	48%	45%	45%	50%
45-64	331	79%	66%	63%	62%	58%	55%	48%	47%	45%	46%
65+	141	83%	63%	57%	60%	50%	60%	48%	43%	53%	40%
Country of birth (Top 3)											
Australia	501	75%	60%	57%	57%	55%	53%	52%	48%	47%	47%
United Kingdom of Great Britain and Northern Ireland	111	79%	68%	61%	62%	59%	58%	40%	48%	52%	48%
New Zealand	15	67%	40%	47%	60%	80%	53%	20%	40%	33%	47%
Ancestry (Top 3)											
Australasian	325	74%	58%	56%	55%	55%	50%	49%	47%	49%	45%
European (including United Kingdom)	322	77%	66%	63%	60%	56%	55%	47%	46%	43%	47%
Mixed	37	68%	57%	43%	65%	65%	54%	51%	51%	57%	38%

LEGEND

- #1 attribute
- #2 attribute
- #3 attribute

AVALON TOWN CENTRE WHAT DO PEOPLE VALUE?

OVERALL
N=711¹

#1	Elements of the natural environment (views, vegetation, topography, water etc.)
#2	Overall visual character of the area
#3	Outdoor restaurant, cafe and/or bar seating
#3	Vegetation and natural elements (street trees, planting, water etc.)
#5	Cleanliness of public space
#6	General condition of vegetation, street trees and other planting
#7	Interaction with locals/ other people in the area (smiles, customer service etc.)
#8	Businesses that reflect the local community and values
#8	Ease of walking around (including crossing the street, moving between destinations)
#8	Sense of safety (for all ages, genders, day/night etc.)

ALL	711	#1	#2	#3	#3	#5	#6	#7	#8	#8	#8	Highest rated attributes if not in the overall top ten
Identity												
Residents	655	76%	61%	58%	60%	56%	54%	48%	46%	47%	47%	
Visitors	112	79%	63%	61%	53%	55%	45%	49%	53%	51%	48%	
Workers	85	73%	61%	54%	53%	60%	42%	49%	47%	45%	58%	
Students	13	77%	77%	31%	46%	54%	46%	69%	46%	46%	46%	
Neighbourhood Type												
Rural/Suburban (Low density)	362	75%	61%	57%	60%	53%	55%	44%	43%	46%	47%	
Inner-urban (Low-medium density)	281	75%	60%	59%	57%	60%	52%	51%	48%	48%	43%	
Inner-urban (Medium-high density)	57	68%	72%	63%	53%	58%	39%	61%	58%	37%	47%	
City (High density)	11	82%	64%	45%	73%	64%	64%	36%	36%	55%	64%	

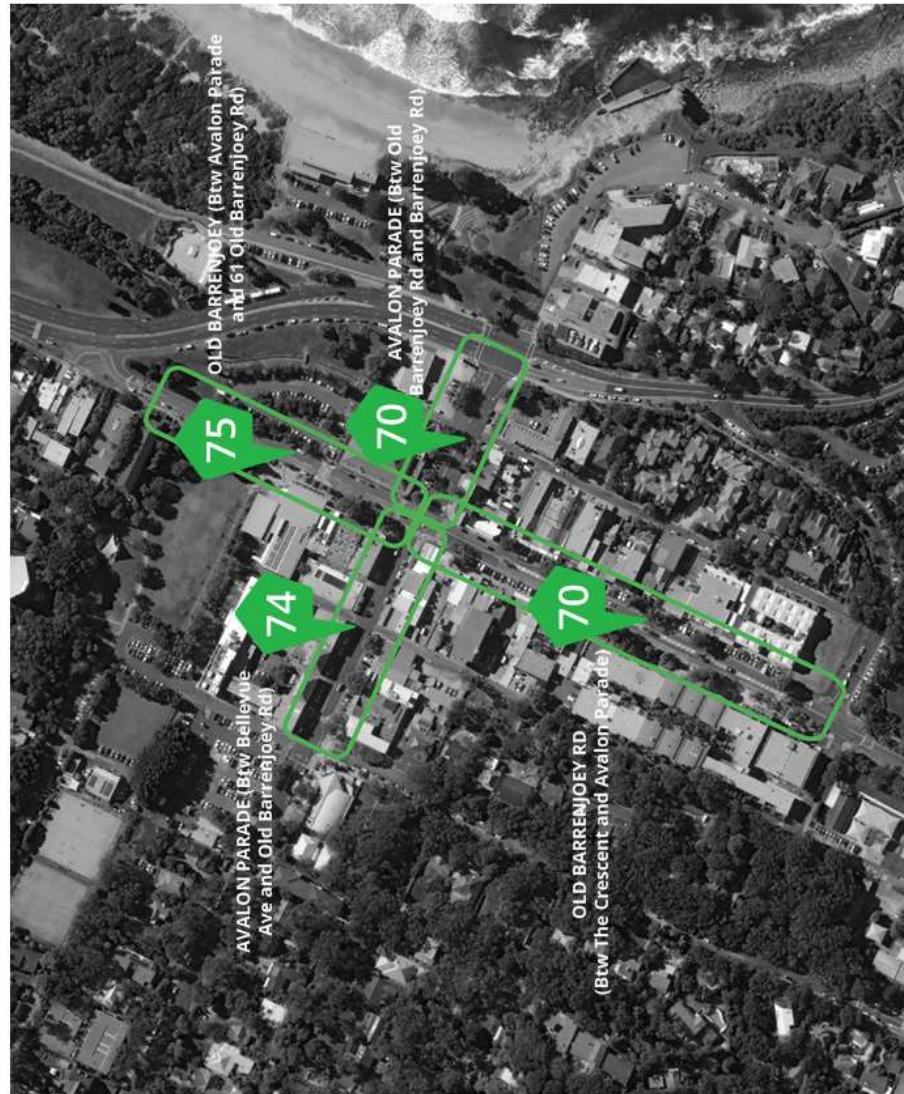
LEGEND

- #1 attribute
- #2 attribute
- #3 attribute

PX ASSESSMENTS

Face-to-face PX Assessments were conducted with community members at four main street locations in Avalon. This section provides a summary of the data.

AVALON TOWN CENTRE HOW ARE YOUR MAIN STREETS PERFORMING?



AVALON CIR
JUNE 2018

 PLACEMETER

AVALON TOWN CENTRE HOW ARE YOUR MAIN STREETS PERFORMING?



AVALON TOWN CENTRE HOW ARE YOUR MAIN STREETS PERFORMING?

BREAKING DOWN YOUR PX SCORES

This table identifies the PX Scores of your main streets filtered by different demographics.

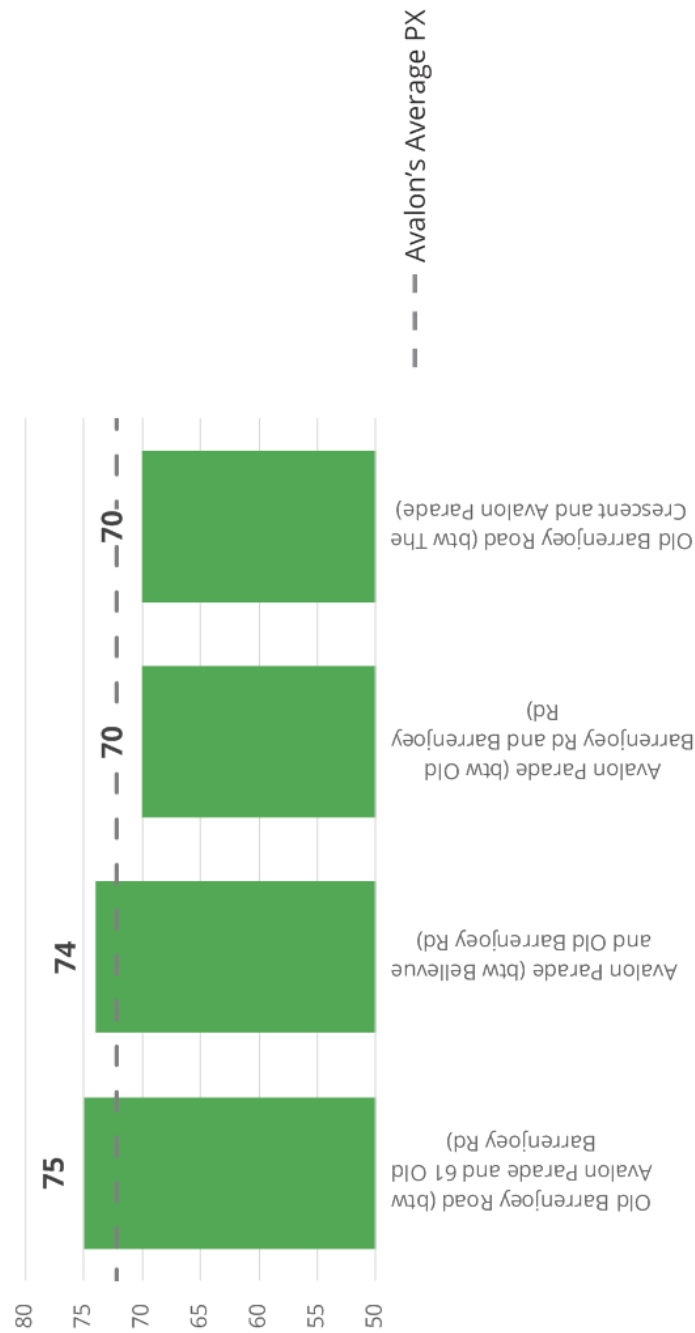
LOCATION	N=	Total PX Score	Men	Women	Age 0-24	Age 25-44	Age 45-64	Age 65+	Resident	Visitor	Workers
Avalon Parade (btw Bellevue and Old Barrenjoey Rd)	46	74	74	72	82	77	67*	64	71	77	74*
Avalon Parade (btw Old Barrenjoey Rd and Barrenjoey Rd)	46	70	71	68	73*	70	70	67	68	78*	64*
Old Barrenjoey Road (btw The Crescent and Avalon Parade)	48	70	69	71	75*	68	65	75	70	73*	64*
Old Barrenjoey Road (btw Avalon Parade and 61 Old Barrenjoey Rd)	48	75	75	73	77	76	71	69*	73	75	76*



AVALON TOWN CENTRE HOW ARE YOUR MAIN STREETS PERFORMING?

IDENTIFYING THE PRIORITIES

This table identifies the attributes that most people rank as important against how they perform in each location. The lowest performing attributes are the priorities for each location.



UNDERSTANDING YOUR TOWN CENTRE

We have collected data based on suburb of residence as well as which town centre people are most closely associated with. You can plan to meet the values of your current audiences as well as market gaps.

AVALON

AVALON PARADE

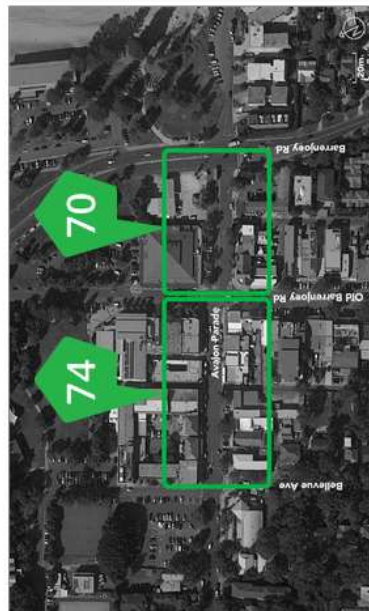
carefactor
towncentre

pxassessment street

RANK	OVERALL (N=711)	%	RANK	65+ (N=141)	%
#1	Elements of the natural environment (views, vegetation, topography, water etc.)	75%	#1	Elements of the natural environment (views, vegetation, topography, water etc.)	83%
#2	Overall visual character of the area	62%	#2	Overall visual character of the area	63%
#3	Outdoor restaurant, café and/or bar seating	58%	#3	General condition of vegetation, street trees and other planting	60%
#3	Vegetation and natural elements (street trees, planting, water etc.)	58%	#3	Vegetation and natural elements (street trees, planting, water etc.)	60%
#5	Cleanliness of public space	56%	#5	Outdoor restaurant, café and/or bar seating	57%

RANK	VISITORS (N=112)	%	RANK	WORKERS (N=85)	%
#1	Elements of the natural environment (views, vegetation, topography, water etc.)	79%	#1	Elements of the natural environment (views, vegetation, topography, water etc.)	73%
#2	Overall visual character of the area	63%	#2	Overall visual character of the area	61%
#3	Outdoor restaurant, café and/or bar seating	61%	#3	Cleanliness of public space	60%
#4	Cleanliness of public space	55%	#4	Sense of safety (for all ages, genders, day/night etc.)	58%
#5	Businesses that reflect the local community and values	53%	#5	Outdoor restaurant, café and/or bar seating	54%

■ Different from overall top 5



BETWEEN BELLEVUE AVE AND OLD BARRENJOEY RD

YOUR HIGHEST RATED PLACE ATTRIBUTES

The following place attributes rated highest overall:

- #1 Service businesses (post offices, libraries, banks etc.)
- #2 Amount of public space (footpaths and public spaces)
- #3 Overall visual character of the area

YOUR LOWEST RATED PLACE ATTRIBUTES

The following place attributes rated most poorly overall:

- #50 Unusual or unique buildings or public space design
- #49 Unusual or unique businesses/shops
- #48 Public art, community art, water or light feature

BETWEEN OLD BARRENJOEY RD AND BARRENJOEY RD

YOUR HIGHEST RATED PLACE ATTRIBUTES

The following place attributes rated highest overall:

- #1 Sense of safety (for all ages, genders, day/night etc.)
- #2 Grocery and fresh food businesses
- #3 Welcoming to all people

YOUR LOWEST RATED PLACE ATTRIBUTES

The following place attributes rated most poorly overall:

- #50 Evidence of recent public investment (new planting, paving, street furniture etc.)
- #49 Unusual or unique buildings or public space design
- #48 Unusual or unique businesses/shops

AVALON AVALON PARADE

IDENTIFYING THE PRIORITIES

This table identifies the attributes that most people rank as important against how they perform in each location. The lowest performing attributes are the priorities for each location.

*"Improving pathways/creating a cycleway/
thoroughfares throughout the suburb so it makes it
easier to get in to Avalon without driving in."*

*"The intersection of Avalon Pde & Old Barrenjoey Rd
needs to be much safer for pedestrians & vehicles. More
seating in parks and streets."*

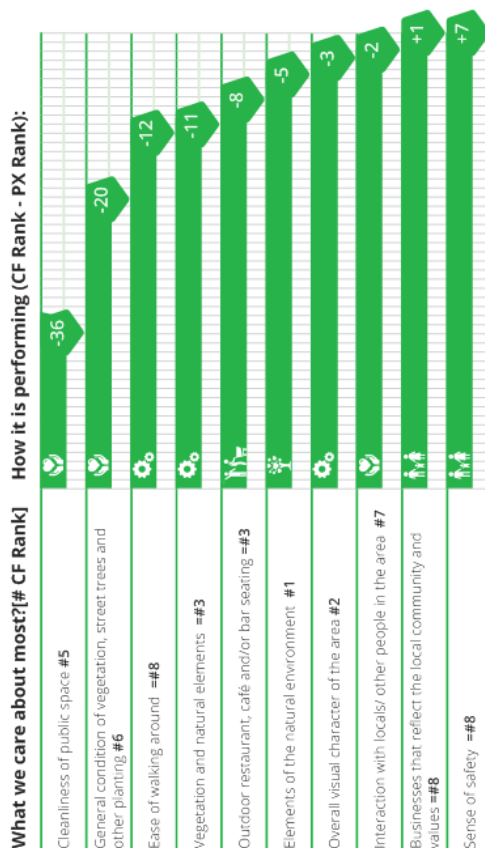
AVALON PARADE (BTW BELLEVUE AVE AND OLD BARRENJOEY RD)

TOP 10 CARE FACTORS



AVALON PARADE (BTW OLD BARRENJOEY RD AND BARRENJOEY RD)

TOP 10 CARE FACTORS



AVALON

OLD BARRENJOEY ROAD

carefactor
towncentre

pxassessment
street

RANK	OVERALL (N=711)	%	RANK	65+ (N=141)	%
#1	Elements of the natural environment (views, vegetation, topography, water etc.)	75%	#1	Elements of the natural environment (views, vegetation, topography, water etc.)	83%
#2	Overall visual character of the area	62%	#2	Overall visual character of the area	63%
#3	Outdoor restaurant, café and/or bar seating	58%	#3	General condition of vegetation, street trees and other planting	60%
#3	Vegetation and natural elements (street trees, planting, water etc.)	58%	#3	Vegetation and natural elements (street trees, planting, water etc.)	60%
#5	Cleanliness of public space	56%	#5	Outdoor restaurant, café and/or bar seating	57%

RANK	VISITORS (N=112)	%	RANK	WORKERS (N=85)	%
#1	Elements of the natural environment (views, vegetation, topography, water etc.)	79%	#1	Elements of the natural environment (views, vegetation, topography, water etc.)	73%
#2	Overall visual character of the area	63%	#2	Overall visual character of the area	61%
#3	Outdoor restaurant, café and/or bar seating	61%	#3	Cleanliness of public space	60%
#4	Cleanliness of public space	55%	#4	Sense of safety (for all ages, genders, day/night etc.)	58%
#5	Businesses that reflect the local community and values	53%	#5	Outdoor restaurant, café and/or bar seating	54%

■ Different from overall top 5

PLACESCORE™

AVALON CIR
JUNE 2018



BETWEEN THE CRESCENT AND AVALON PARADE

YOUR HIGHEST RATED PLACE ATTRIBUTES

The following place attributes rated highest overall:

- #1 Interaction with locals/ other people in the area (smiles, customer service etc.)
- #2 Welcoming to all people
- #3 Overall visual character of the area

YOUR LOWEST RATED PLACE ATTRIBUTES

The following place attributes rated most poorly overall:

- #50 Car accessibility and parking
- #49 Unique mix or diversity of people in the area
- #48 Diversity of price points (\$ to \$\$\$)

BETWEEN AVALON PARADE AND 61 OLD BARRENJOEY RD

YOUR HIGHEST RATED PLACE ATTRIBUTES

The following place attributes rated highest overall:

- #1 Sense of safety (for all ages, genders, day/night etc.)
- #2 Overall visual character of the area
- #3 Physical comfort (including noise, smells, temperature)

YOUR LOWEST RATED PLACE ATTRIBUTES

The following place attributes rated most poorly overall:

- #50 Unique mix or diversity of people in the area
- #49 Evidence of recent public investment (new planting, paving, street furniture etc.)
- #48 Things to do in the evening (shopping, dining, entertainment etc.)

AVALON

OLD BARRENJOEY ROAD

IDENTIFYING THE PRIORITIES

This table identifies the attributes that most people rank as important against how they perform in each location. The lowest performing attributes are the priorities for each location.

OLD BARRENJOEY RD (BTW THE CRESCENT AND AVALON PARADE)

TOP 10 CARE FACTORS



AVALON CIR
JUNE 2018

"Affordable pop up spaces for businesses! Many small businesses cannot thrive because of huge rents. Short term 'pop up' rents could be the solution."

"We need more all day car parking during business hours. Town centre workers have to move our cars on business day to avoid parking fines."

OLD BARRENJOEY RD (BTW AVALON PARADE AND 61 OLD BARRENJOEY RD)

TOP 10 CARE FACTORS



COMMUNITY IDEAS FOR CHANGE

Care Factor respondents were asked about their small or big ideas to improve town centre in Avalon. 306 ideas were collected and classified in order to identify the recurring themes in your communities' ideas for change.

AVALON TOWN CENTRE OUR TOP 10 IDEAS

COMMUNITY IDEAS FOR CHANGE

Participants were asked to share their small and big ideas to improve Avalon's town centre. Their ideas are here classified under different themes in order to identify trends and measure the prevalence of an idea or issue.

IDEAS' CLASSIFICATION UNDER CARE FACTOR AND PX DIMENSIONS ¹		AVALON'S TOP 10 THEMES ¹		EXAMPLES	
Look and function	69%	Promote active modes of transportation	27%	Safer crossings, wider and well maintained footpaths, pedestrian mall and bicycle paths	
Sense of welcome	58%	Redesign the Old Barrenjoey Road and Avalon Parade intersection	21%	Make the intersection safer by: changing it to a roundabout, installing traffic lights, moving the pedestrian crossings further down street, close parts of Old Barrenjoey Road to car traffic	
Things to do	45%	Reduce shop vacancies and increase diversity	19%	Lower rent and/or vacancy rate, more restaurants, cafés and bars, support of local and/or unique businesses	
Care	42%	Increase car accessibility and parking	13%	More and/or longer free parking in town centre and near Dunbar Park, facilitate car access	
Uniqueness	34%	Improve public spaces to play, sit and rest	13%	More and/or better playgrounds, benches, places to relax and gather	
<div> <p><i>"Some quiet, less busy, more natural spaces to sit and read or chat to a friend or family."</i></p> </div>		Scale down car accessibility and parking	11%	Speed reduction measures, less cars and parking spaces, occasional or permanent pedestrian street in town centre	
		Protect the environment, fauna and flora	10%	More and/or better maintained tree plantings and green spaces, being environmentally conscious	
		Protect the identity and limit development	10%	Protect the current Avalon identity and what makes it unique, limit development and higher densities	
		Improve family friendly spaces	7%	Family friendly spaces and events, playgrounds that are adapted and safe for multiple age groups	
		Support arts and culture	6%	More public art, performances and cultural activities	

My Place: Avalon

Attachment 2: Avalon Visioning Workshop Results

Version 1 January 2019

PLACE PARTNERS
Placemaking Consultancy

AVALON VISIONING WORKSHOPS 1 & 2

OUTCOMES REPORT

Prepared for Northern Beaches Council, NSW

19 July 2018

PROJECT BACKGROUND

Northern Beaches Council is undertaking a planning process in collaboration with the local community, to develop a Place Plan for Avalon. The Place Plan is an action-oriented strategy focused on the community's connection to place. It establishes an area's vision and path forward, allowing incremental change that is aligned with the current and future community needs.

The Place Plan aims to:

- › create places designed for people
- › attract the right uses to the right places
- › provide a focal point for employment and deliver high quality urban design outcomes
- › improve connectivity in and around the centre, especially for pedestrians
- › recognise the importance of streets as community spaces and destinations

As part of this place planning process Place Partners were engaged to facilitate two visioning workshops to capture aspirations for local place identity, identify priorities for the future of the village and ideas for change.

THE VISIONING WORKSHOPS

Two three hour workshops were held in Avalon on Saturday 30th June and Wednesday 4th July. Stakeholders were invited from a range of community organisations, educational institutions, businesses and residents' groups. 41 people attended the two workshops which took both groups through the same content and processes, as such, this report includes the combined findings from both workshops.

The objectives of the two visioning workshops were to:

- › Ensure all interested parties can have the opportunity to participate in the process
- › Align community and council around a shared vision
- › Engage the community to think about all perspectives of Avalon, and how they would explain its story
- › Allow the community to engage with any prospects for opportunity and change

ACTIVITY	DATE	ENGAGEMENT	#
Workshop	30 June 2018	Community Visioning #1 – 3 hours	7
Workshop	4 July 2018	Community Visioning #2 – 3 hours	34

The desired outcomes were to:

- › Share the project aims and process with key local stakeholders
- › Provide the community with an overview of Avalon's current context; demographics, past engagement findings etc
- › Share the Avalon Place Score engagement findings
- › Understand the issues that the community would like to prioritise for the future
- › Understand the attributes that the community believe represent the identity of Avalon
- › Identify opportunities and ideas for the future of Avalon

ATTACHMENTS:

- › List of workshop attendees and their affiliation
- › Summary of key findings from workshops
- › Full list of responses and ideas

WORKSHOP ATTENDEES

NAME	AFFILIATION
Robert Deane	Avalon Badminton Club
Peta Clark	Barrenjoey High
Gerd Hollander	Avalon Computer Pals for Seniors
Catherine Kerr	Clareville & Bilgola Plateau Residents Assoc.
Billy Bragg	Avalon Community Garden
Julia Souter	Counselling & Psychotherapy
Alex Mc	Council
Sam Garner	Avalon Palm Beach Business Chamber
David Watson	Beach Without Sand – local surf shop
Sue Boaden	Barrenjoey Alliance for Arts & Culture
Craig Boaden	APA / PCA
Ros Marsh	Avalon Preservation Association
Peter Mayman	APA
Laura Field	Early Ed – Play for All
Simone Sinclair	Avalon Palm Beach Business Chamber
Maurie Overly	ABBC
Beatrix Twibill Hall	Barrenjoey High
Axel Akerman	Barrenjoey High
Jayne Denslure	Resident Cinema group
Miranda Korzy	Northern Beaches Greens
Greg Roberts	SIRA
Justene Gordon	Avalon Youth Hub – Burdekin Assoc.
Sally Mayman	Barrenjoey High School P&C Assoc. parent
Richard West	Palm Beach & Whale Beach Association Inc
Roger Sayers	APA
Leo Foster	Barrenjoey High
Adam Inger	Barrenjoey High
Rudy Nicholson	Barrenjoey High
Joel Walter	Barrenjoey High
Ben Walter	Barrenjoey High
Anna Walter	Avalon resident
Sam Creecy	Avalon resident
Helen Trollope	Avalon Hockey Club
Ben Trollope	Avalon Hockey Club
Clr Ian White	Councillor
Robert Hopton	Project Director, Avalon Beach Surf Life Saving Club

Carol Altman	Avalon Bowling
Marita Macrae	Director, Pittwater Natural Heritage Association
Pru Wawn	The Greens Member, Protect Pittwater
Janet Forrester	Communications Manager, Clareville and Bilgola Plateau Residents' Assoc.
Conrad Grayson	Member, Avalon Preservation Association
Clr Ian White	Councillor, Northern Beaches Council

Council members:

Andrew Pigott	Northern Beaches Council
Anne-Maree Newbery	Northern Beaches Council
Karen Buckingham	Northern Beaches Council
Liz Brown	Northern Beaches Council
Joyce Jiang	Northern Beaches Council
Brenden Gavin	Northern Beaches Council
Nikki Griffith	Northern Beaches Council

ENGAGEMENT FINDINGS

THE FUTURE CHARACTER OF AVALON

The place character, or look and feel of an area is about capturing the 'essence' of Avalon, what makes it unique and special. The following words reflect the findings of the community attendees in the two workshops.

Our vision for Avalon is for a place that is healthy, green, organic and connected.

For the Avalon community this means:

- a **GREEN, ORGANIC** and sustainable place that celebrates the natural environment particularly the unique local landscape vegetation by protecting and building its quality and unstructured design
- a **CONNECTED** community, both physically and socially, where people can walk and cycle around and to the village, where all people of all ages and interests can gather and connect to each other and local business
- a **HEALTHY** community, both in terms of physical health and activity, as well as social wellbeing, a community that is open and encourages creativity and entrepreneurship

WHAT VALUES DO THE AVALON COMMUNITY SHARE?

The community is aligned around having a personal and professional investment towards a positive future for Avalon. There is a strong feeling of care and connectedness towards the village centre, and the community wants to see it become more vibrant and sustainable. Key areas where community attendees are aligned include:

- **CREATING A GREAT PLACE FOR YOUTH AND FAMILIES** – participants agree that Avalon can leverage its assets that make it a great place for families and youth. Youth and families have been drawn out of Avalon due to its distant proximity to educational facilities and work opportunities. Youth and families are among the top desired audiences for Avalon as they generate more income for businesses and are active in community events.
- **MAINTAINING AVALON'S DISTINCT CHARACTER** – participants aligned around the fact that Avalon has its own features that make it stand out from its surroundings. This can be given credit to the unique recreational, social, economic, and cultural opportunities on offer here. There are a number of spaces such as the Avalon Golf Club or even the high school grounds that have the potential for multi-use treatment to create a more social and active environment, which would allow Avalon to further enhance its distinctive feel.
- **VIBRANT AND SUSTAINABLE LOOK AND FEEL** – participants agree that one of the biggest assets to Avalon involves natural features and the environment. Open space, native trees and plants, Dunbar Park, and low-density housing all contribute to Avalon being an enjoyable place to experience. There are many ideas from the community that would further improve Avalon's sense of vibrancy and natural features, such as street gardens and retaining tree canopy.

ARE THERE ANY AREAS OF CONFLICT OR CONCERN?

The community attendees showed that Avalon faces conflicting interests and concerns surrounding inclusiveness, connectivity, population, and vacancy:

- INCLUSIVENESS – The sense of community in Avalon seems to be strong for those within the same generation, however, the younger population feels excluded from any decision-making processes and event participation. The younger population has been leaving Avalon as older residents move in, and youth are losing their voice as time moves on.

- CONNECTIVITY AND LINKAGES – Workshop attendees are interested in having more direct public transport options to and from the Sydney CBD but are concerned that this will cause additional congestion. Making it easier for pedestrians to walk around is another area of concern that can be improved in correlation with street changes.

- POPULATION GROWTH – Workshop attendees raised the interests to make the local businesses survive throughout all periods and to have longer trading hours, however, the demand for maintaining low-density housing and enjoying the peaceful environment will restrict the future business growth of Avalon. Introducing a mixed demographic with the influx in population is also a concern as most attendees wish to retain Avalon's current personality and feel.

- RETAIL AND VACANCY RATES – Although Avalon Village has low vacancy rates when compared to the surrounding Northern Beaches suburbs, the properties that are vacant are in some of the most active locations in the area. Holiday houses being used only during Summer periods contributes to lack of Winter activity in Avalon, affecting businesses and social life.

WHAT ARE THE COMMUNITY'S ASPIRATIONS FOR THE FUTURE OF AVALON?

The workshop participants discussed throughout various stages of the workshop what their individual and group aspirations were for the future of Avalon. These three words capture the attendees' aspirations for the future of Avalon:

NATURAL – Elements of the natural environment is an attribute that the attendees agree can always be improved upon in Avalon as it provides a sense of vibrancy and energy that transforms a space, while also keeping the area relaxed and green. Encouraging environmental sustainability by retaining tree canopy for new developments and by maintaining sustainable low-density developments. Open space environments can be improved with more outdoor cafes and restaurants, in addition to more outdoor events and activities. Street gardens filled with organic edibles is another aspiration that most attendees were on board with.

CONNECTIONS – Attendees agree that more can be done throughout Avalon to improve social, cultural, physical and economic connections. In addition to better access and more regular intervals to and from the Sydney CBD, walking activities can be introduced for all ages including directional and wayfinding signage competitions, and dog days. Creating a car-free pedestrian plaza from Old Barrenjoey Rd to Avalon Pde will benefit retail and restaurants, encouraging increased social and physical interactions.

COMMUNITY – Attendees agree that the community is friendly towards each other, but a lack of avenues for displaying social interactions is an increasing issue. A sense of community is strong among Avalon's residents, but there is a lack of activities or things to do during the day and at night. There is a potential to utilise existing spaces such as high school grounds at night for an outdoor cinema, or Avalon Golf Club as a creative art space.



THE CHALLENGES THAT AVALON SHOULD PRIORITISE

- 1. STREET DESIGN, SAFETY AND WALKABILITY** – Designing, implementing and maintaining safe street design with better accessibility and linkages for pedestrians.
- 2. POPULATION STAGNATION** – Keeping Avalon relaxed and comfortable while also encouraging businesses to invest here longer-term, which will occur if population increases.
- 3. LACK OF YOUTH ACTIVITIES** – High suicide rates among youth and many young families leaving Avalon can be attributed to lack of activities among other reasons. There is a severe lack of night life and art programs for youth.
- 4. DECISION-MAKING TRANSPARENCY** – Attendees feel as though the minority is making all important decisions that do not relate to what the majority desire and need.
- 5. AFFORDABLE HOUSING AND MAINTAINING LOW-DENSITY DEVELOPMENT** – A great issue related to population stagnation throughout Avalon involves the high rental prices, low-density developments, and not enough variety in property choice. Affordable housing is a challenge when this is the situation, considering Avalon attendees wish to maintain the local character.
- 6. REGULAR PUBLIC TRANSPORT** – The lack of transport options to and from the Sydney CBD, and the travel time is a challenge for Avalon. Pedestrian and vehicle congestion is also a challenge within the Avalon Village.
- 7. OPPORTUNITIES FOR YOUNG POPULATION** – In addition to activities and transport, nearby educational facilities and job prospects can keep the young population in Avalon as there would be a reason to stay.
- 8. RETAIL VARIETY AND VACANCY** – Avalon Villages' vacant shops and lack of variety are a challenge for the village centre, especially as attendees do not wish for franchises to take up the space. High rental prices and minimal activity in Winter are major reasons as to why there is little room for creative and long-term business ventures.

WHAT ARE THE COMMUNITY'S IDEAS FOR CHANGE?

The participants shared numerous ideas for change and aspirations that could occur in Avalon. The following provides a high-level summary categorised by key themes:

- **INCREASED COMMUNITY ACTIVITIES** – Intergenerational activities with retirees and children teaching each other their skills, monthly noodle markets, utilising vacant spaces for outdoor cinema and art workshops, encouraging walkability with 'dog days', holding competitions for children involving street/footpath signage, outdoor chess boards, carols on the beach, street theatre, film festivals, community-held clubs, volunteer groups.
- **RETAINING THE AMOUNT AND QUALITY OF NATURAL ENVIRONMENTS** – green and open spaces, natural light, fresh air, reduced noise and air pollution. Suggested planning controls on tree canopy retention include amending planning laws and policy where trees are not cut down for every development or some are at least retained. For instance, instead of 10m make it only applicable for those trees that are 8m or closer.
- **ENHANCED STREETScape ENVIRONMENT** – better connectivity, more vibrant art and vegetation, re-route buses through Barrenjoey Rd, refreshing laneways and pavement, car-free pedestrian plaza from Old Barrenjoey Rd to Avalon Pde.

- **CAR ACCESSIBILITY AND PARKING** – Implementing tiered parking spaces coupled with vertical gardens; Bowling Green Lane is a suggested location.

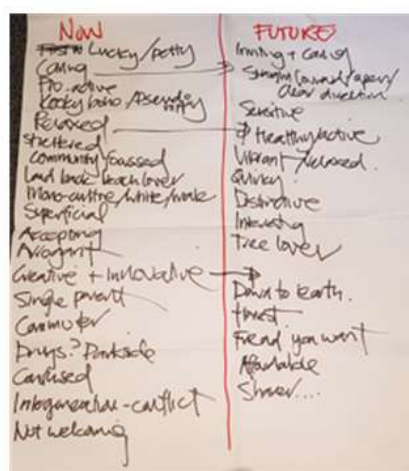
- **COMMUNITY CONNECTIONS AND CULTURE** – Indigenous acknowledgement through signage and labelling on heritage features, enhanced communication regarding advertisements for local activities, utilising existing spaces such as high school grounds at night.

- **MORE ACTIVITY DURING WINTER PERIODS** – Council- and Chamber-funded lighting and vegetation throughout the village, transforming natural elements into Christmas theme during Winter (Christmas in July).

WORKSHOP 1 & 2 ACTIVITIES – DETAILED FINDINGS

DISCUSSION – PERSONALITY

Over 2 workshops, all participants were asked to imagine Avalon as a person you were having dinner with and “How would you describe Avalon now?”. After people spoke up and formed an extensive list of defining characteristics, participants were then asked to describe “How would you want Avalon to be 10 years from now?”. Certain characteristics crossed over, and others were improvements over previous descriptions.



The dominant themes across Avalon’s features currently include generous, creative and relaxed, but also suffering from mental health issues. Avalon’s future looks to have a healthier lifestyle and increased community involvement.

When asked about defining Avalon in its current state, respondents described Avalon as someone who volunteers, is healthy, status-driven, friendly, casual, relaxed, generous, a greenie, environmentally-conscious, arty, musical, asset rich, lucky, entrepreneurial, pro-active and old. Other characteristics defining Avalon involve being mono-cultural, conflicting with other generations, petty, a heavy drinker, on drugs, suffers mental health issues like depression, is the underbelly, isolated, cash-poor and mono-cultural.

Looking towards the future for Avalon, participants see it as healthy both physically and mentally, generous, involved, connected physically and socially, accepting, opportunistic and having environmental leadership. Future Avalon is also a tree lover, interesting, distinctive, sensitive, inviting and caring, down-to-earth and honest.

A key point to take away from this activity are that mental health and isolation are Avalon’s key issues that the community wishes to change, and participants want to rid Avalon of these issues by encouraging a more community-oriented village. Another change people want to see is for Avalon to be more inviting and welcoming, in addition to constantly being distinctive and interesting.

INDIVIDUAL #1 – CHALLENGES AND OPPORTUNITIES – OVERALL FINDINGS BETWEEN THE 2 WORKSHOPS:

Participants were given two coloured sets of post-it notes and were asked to individually identify any challenges and opportunities that Avalon is facing. These were categorised under Avalon's themes, with an extra theme for any miscellaneous responses. Any repeat mentions are identified by the number near the point.

Theme	Challenges	Opportunities
STREET DESIGN, SAFETY AND WALKABILITY	Safe street design (8x) Design and maintenance of roads and street edges (5x) Pedestrian accessibility/linkages to Avalon Beach	Better connectivity around intersection (6x) Street art and streetscape (2x) Dunbar Park to Beach connection Pedestrian mall north of Avalon Pde Re-route buses into Barrenjoey Rd
ECONOMIC VIBRANCY	High rental costs (5x) Summer-oriented village, no activity in Winter (2x) Overdevelopment Overpopulation Unrecognised arts/cultural precinct	More unique retailers (4x) Enhancing the Village's character via art (3x) Street stands and pop-up stores (3x) Partnership between council and business owners Cinema underutilised
COMMUNITY CONNECTIONS AND CULTURE	Diverse activities (10x) Night life (4x) Retain Avalon feel (3x) Reactivating the cinema (2x) Less young families	More facilities, events and spaces (6x) More attention to activities (2x) Indigenous acknowledgement (2x) Utilising existing spaces – high school grounds at night, etc.
NATURE, ENVIRONMENT AND SUSTAINABILITY	Encouraging recreational park usage Regulating tree lopping Maintenance of native plants and trees	Street shade canopies (2x) Maintaining low density housing (2x) Maintaining cleanliness Street gardens Dunbar Park
CLEANLINESS AND MAINTENANCE	Infrequent cleaning Unkempt and messy streets More care related to recycling/waste	Overall increase in maintenance/cleaning (4x) Open re-sell centres More bins around the Village
TRANSPORT	Minimal bus routes, especially getting to CBD (3x)	Bike paths and storage (5x) Increased signage for sites and walks
MISCELLANEOUS	Vacant houses Keeping Avalon as it is	Revitalisation of existing spaces (2x) Medium density development (2x) Sporting facilities Dog parking stations Limiting senior housing

GROUP WORK #2 – SETTING THE AGENDA

Workshop 1: In groups of 3-4, participants were asked what the greatest challenges for Avalon are in terms of sustainability and success. The challenges discussed by the participants surrounded four key themes regarding population, artistic expression, environment, and transportation.



Workshop 2: In groups of 3-5, participants were asked what the greatest challenges for Avalon are in terms of sustainability and success. The challenges discussed by the participants as being the most pertinent to Avalon related to themes of culture, affordability, transportation, and community.




CHALLENGE	DETAILS
POPULATION	In terms of population, the current stagnation in the region will not support Avalon Village's viability so something needs to be done to remedy this. The influx of properties being abandoned and only used for holiday homes has resulted in smaller populations during the Winter times therefore, decreasing activity and business in the area. Another challenge relates to the uncertainty as to whether residents would enjoy a larger population that is attracted to Avalon for its vibrancy or restricting that and continuing to maintain Avalon's quiet and relaxed feel, which unfortunately is not a sustainable long term approach.
ARTISTIC EXPRESSION	Avalon faces the challenge of reducing the high suicide rates among the region's youth population. Making Avalon an arts destination by implementing more effective arts programs for creatives in schools and repurposing the cinema are some of the challenges Avalon should tackle to welcome youth activities. There is a need for maintaining a relaxed atmosphere while at the same time enhancing the artistic culture.
ENVIRONMENT	Environment is a dominant theme as many participants are passionate about retaining the tree canopy, claiming that current planning laws are inadequate. The challenge revolves around planning controls: specifically replacing the vegetation loss on private properties and public spaces, particularly native trees and plants.
TRANSPORTATION	Transportation is another major challenge for Avalon residents. More effective and efficient public transport is needed to take people to and from Avalon into the city at regular intervals. In terms of pedestrian connectivity, there is the issue of making it safer and easier to move around the Village. Traffic management is another challenge as roads are constantly crowded in the area. Pedestrian and vehicle congestion is a prominent issue across Avalon.
AFFORDABILITY	In terms of affordability, one group wishes to maintain a low-density environment across Avalon as that is a major characteristic of the region's uniqueness and restricts population influx. However, the same group desired affordable housing. This is a challenge that relates back to the first workshop, in that the participants do not want an increase in population but at the same time want it to be more affordable. Affordability is also an issue due to Avalon's environment being a summer destination and the number of holiday homes that also impacts Winter trading and activity. This has a direct effect on the businesses in the area, resulting in businesses opening up only for summer periods as these periods are the most active.
COMMUNITY	Another challenge for Avalon involves community, where participants believe young people do not have enough opportunities or reasons to live in Avalon over other suburbs closer to Sydney's CBD. There is the challenge of welcoming a mixed demographic and inviting visitors during Winter periods, although some participants enjoy Avalon for how it is currently.

GROUP WORK #3 – IMAGE PLAY

Both Workshops provided each group with a bundle containing at least 8 images relating to a specific topic coupled with an A3 Image Play sheet and were asked to assign each image in terms of whether Avalon should consider having “Definitely Yes”, consider partially “Maybe”, or should never be considered “Definitely No”. The group members justified their answers. Workshop 1 comprised three groups of 2-3 members each and Workshop 2 had six groups comprising 4-6 members each.

Workshop 1 topics included: Retail Space and Built Form, Street Furniture/Planting, and Street Edges/Paths. Workshop 2 topics included: Retail Space and Built Form, Night Time, Street Edges/Paths, Public Space, Street Furniture/Planting, and Public Art/Activation.

TOPIC	DEFINITELY YES	MAYBE	DEFINITELY NO
RETAIL SPACE AND BUILT FORM 	Encouraging natural light. Art gallery. Open spaces, cafes. Bike garage. educational entertainment, unique shops, inviting storefronts (bookshelf). Food outlets (casual). Shopfronts with plants and greenery.	Modern architecture. Formal restaurants surrounded by greenery. More of the same.	Franchises like 7/11, Nandos, abandon uniqueness. Tall buildings, highrises, apartments. Retail. Concrete aesthetic. Additional buildings. Woolworths.
STREET EDGES / PATHS 	Abundance of shade. Open, wide footpaths. Trees around shops. Limestone material. Increased seating. Pavement artwork. Street shops.	Vegetation but no space for people. Seating too close to street. Concrete material quality.	Sterile, uninspired paths. Narrow footpaths and tall buildings. Abstract paths.
STREET FURNITURE / PLANTING 	Green walls. Trees planted around footpaths and pathways. Seating around natural elements. Landscape and infrastructure cooperation. Street gardens. Socially connected seating. Seating in sunlight.	Water fountain. Permeable pavement.	City-feel, concrete, hard furniture, bland. Barren benches lacking purpose. Lots of shade. Furniture proximity to streets. Contrived/artificial design.
PUBLIC SPACE	Informal but not extreme. Well-maintained footpaths. Fuzzy edges.	Fancy and expensive infrastructure. Fountains – wasted energy.	Hard spaces. Formal areas. Concrete footpaths. Don't want Dee Why or Double Bay.

	Scenery. No barriers to entry. Increased greenery.		Large/tall areas. Bitumen.
PUBLIC ART / ACTIVATION 	Less-crowded and open air. Interactive and usable art.	Large scale nightlife activities.	Gratuitous and unoriginal. Cliché. Don't want to copy Melbourne's vibe.
NIGHT TIME 	New vibrancy, more inviting areas. Outdoor dining. Music atmosphere. Long trading hours. Alfonso's Café. Activating cinema and surroundings.		Same old Avalon. Bland and uninspired lighting and spaces.

WORKSHEET # 4 – IDEAS AND INSPIRATION

This worksheet asked participants in groups to come up with No Cost (\$0), Low Cost (\$5,000), and High Cost (\$10,000) ideas for making Avalon a place they aspire to live in and be a part of. Ideas were considered so that attendees could think about ways that they themselves can potentially contribute to the activation of the region. The responses are as follows:

NO COST (\$0)	<ul style="list-style-type: none"> - Encouraging/increasing walkability through activities (dog day, kids more involved with signage, stencil competition for footpath signage) - Public access to art (murals, artist shows, public dancing, street art) - Clubs (volunteer groups, cinema club, local restaurants, etc.) - Film club (summer movie nights, indoor days) - Young artist submissions for graffiti/paint - Council-donated vegetation (plants/trees) - Getting more people involved in the 'green team' or other local groups
LOW COST (\$5,000)	<ul style="list-style-type: none"> - Intergenerational activities (monthly noodle markets, utilise vacant spaces for retirees + kids to mentor one another) - Pop up stands (Bands, workshops, theatre) - Hop-on hop-off community bus with bike racks - Car-free pedestrian plaza from Old Barrenjoey Rd to Avalon Pde - Outdoor chess board - More night trade for businesses during summer (Council- and Chamber-funded lighting and vegetation, transforming large tree into Christmas theme in July)
HIGH COST (\$10,000)	<ul style="list-style-type: none"> - Carols on the beach, film festivals, street theatre - Repurposing & Retaining cinema as community asset (inclusive community creative hub through crowdfunding & sponsorship) - Refreshing laneways/pavement (Intersection) – similar to Port Macquarie - Tiered parking space @ Bowling Green Lane – environmentally sympathetic with vertical garden - Northern Old Barrenjoey Rd closure – developing a Plaza with public seating

OPTIONAL WORKSHEET – PRIORITY FOR THE FUTURE OF AVALON

In this activity, participants were given the option to fill out this form asking their Priority for the Future of Avalon, “What opportunity would you prioritise to make Avalon a better people place?”, “What challenges does it address?”, and “In what ways will activating this opportunity benefit your community?”. Nine people responded and their responses are summarised below:

- › (Year 7 student) More choices for bike riders and walkers – safety, transport, storage, parking
- › (Year 7 student) Bus services running earlier and later – connectivity, linkages
- › Vibrant village with interesting businesses viable in Winter as well as Summer – offering retail discounts in Winter
- › Plaza connecting Dunbar Park – changing traffic flow, increase in green space, central artistic space, night markets, connecting spaces for all ages
- › Environmental sustainability by limiting pollution and sustainable building practices – community, infrastructure, business, opportunity,
- › Improved footpaths and streets that are well designed and connected – commitment to high quality, celebrates Avalon’s distinct lifestyle, pride, connections.
- › Outdoor community seating and social areas – improved economy, social health, better use of town resources
- › Establishment of Avalon Creative Art Space using Avalon Golf Club – exhibition space, education, creativity, inclusive, destination

My Place: Avalon

Attachment 3: Avalon Pop-Ups and online summary

Version 1 January 2019

Northern Beaches Council

Summary of Pop-Up Submissions

My Place: Avalon

October 2018

Social vision. Healthy Community - Physical health & social well- being; community activities; creativity and entrepreneurship.

Environmental vision. Green, organic and sustainable Avalon – Sustainable; values natural environment; protect and enhance natural quality and design.

Social vision. Connectedness within Avalon – Accessible active transport; socially connected community.

POP UP BOARD 1 - What is one word that describes your ideal Avalon?

Unique x2

For the people

Awesome x2

Paradise x2

Community / friendly x7

Parks

Relaxed

Environment x3

Getting rid of the greed

Unmanaged

Pittwater

Peaceful

No development

No change x4

Less is more

Australian ecosystems

Transport more active

Still

Great

Local representation

Green x3

Fun

Blue

Fresh

Village

Community x2

People

Avalon is very good as it is and has been for last 50 years

Woolies completely plastic free (no plastic veggie bags; paper packaging)

The most beautiful place to live

Plastic-free

Fresh air

Low density x2

Pop Up 1

Pop Up 2



POP UP BOARD 1 - What is one word that describes your ideal Avalon?		
No traffic lights	Pop Up 3	Social vision. Healthy Community - Physical health & social well- being; community activities; creativity and entrepreneurship.
Artistic		
Friendly		
Unique		
Keep village atmosphere x 12		
Perfect		
Keep village character and greenest around		
Peaceful		
No development		
Better walk and bike tracks		
More trees		
No more development		
Love it as it is x 3		
Keep low scale -- no buildings over 2 storeys x 5		
One Council in Pittwater alone		
A new park	Pop Up 4	Environmental vision. Green, organic and sustainable Avalon – Sustainable; values natural environment; protect and enhance natural quality and design.
Environment		
Keep it preserved		
Tree cover		
Easy		
Neat		
Vibrant		
Chill vibe		
Look clean and kept clean		
Maintain status quo		
Community		
Iconically beachy		
Relaxed		
Love it the way it is x 5		
Keep village atmosphere x 4		
Beautiful		
Avalon = too busy. Not a village anymore		
Lovely		
I just love it		


POP UP BOARD 1 - What is one word that describes your ideal Avalon?		
Low density zoning	Pop Up 5	<div>Social vision. Healthy Community - Physical health & social well- being; community activities; creativity and entrepreneurship.</div> <div>Environmental vision. Green, organic and sustainable Avalon – Sustainable; values natural environment; protect and enhance natural quality and design.</div> <div>Social vision. Connectedness within Avalon – Accessible active transport; socially connected community.</div>
Carless Avalon		
More green space reserves		
Like Avalon the way it is x 2		
Retain the village vibe x 4		
Retain new dog park. Best thing!		
Bar all boats moored up in our streets		
No chain stores		
Relaxed/laid back		
Cool	Pop Up 6	
Amazing		
Cute		
Lovely		
Nice		
Haven		
Lots of nature		
Spectacular		
Suitable and inclusive		
Spontaneous		
Exquisite		
Great		
Beautify Avalon		
Special		
Colorful		
Surfing		
Super		
Beautiful		
Paradise		
Nice to have nature walks		
Fabulous		

POP UP BOARD 1 - What is one word that describes your ideal Avalon?	
open space safe	Pop Up 7
community feel	
As is	
pedestrianised community	
Maintain environment	
cleaner greener place	
plant nation	
More P. C ?	Pop Up 8
great place to live	
less cars	
community sharing	
acceptions	
happy and fun	
less rubbish	
preserve / respect historical buildings & houses x 2	
relaxing place	
Chill place	
keep village safe and sound	
interesting	
keep relaxed village atmosphere x 4	
less P.C ?	
unique	
less car less people	
calm and great beach	
easy going	
more people friendly spaces to meet gather out doors	
community spirit x 2	
plastic free	
keep it unique no over development or fast food outlet	
lovely as is	
nature	
no more development. renovate instead of knocking down	
stress free	
More green space	
relaxed	
environmental	
pedestrian friendly	

Social vision. Healthy Community - Physical health & social well- being; community activities; creativity and entrepreneurship.

Environmental vision. Green, organic and sustainable Avalon – Sustainable; values natural environment; protect and enhance natural quality and design.

Social vision. Connectedness within Avalon – Accessible active transport; socially connected community.

					
Pop Up 1	Pop Up 2	Pop Up 3	Pop Up 4	Pop Up 5	Pop Up 6
Pop Up 7	Pop Up 8	<p>POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.</p>			
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Loss of natural environment	Don't lose informality	Footpaths are uneven in many places in shopping area	Rents in Avalon shops too high	New Keoride is excellent and should be expanded - creates mode transport shift	Lack of vision -- dirty streets with rubbish
Resisting state government pressure for more and higher density development	Character	Too much clutter on the pavement -- better pedestrian access/space	Keeping development under control/reasonable	Parking -- have to be early or you can't get a spot	Rubbish bins cluttering laneways

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Over-emphasis on development	Stop reacting to only one complaint	Leave the intersection as is	Lots of empty businesses	People use town centre parking for beach	Footpath regular maintenance to assist safety
Removal of trees and canopy	Community garden near Woolworths is not being as a community garden	Leave the intersection as it is - context with community culture	Seasonal centre (we like it when it is quiet though)	Parking not long enough	Street cleaning
For a council based in Dee Why to understand the needs of Avalon	Loss of village feel	Leave intersection as is. Have patience	Laneways could be more vibrant - café culture - like Melbourne	Improve parking without making it overwhelm the village	Actually get rid of plastic bags
Risk of potential development	Intersection works as is because you have to slow down as that's the vibe of Avalon	Leave the intersection as it is	Landlords want too much rent	Not enough parking to sustain businesses	Encourage people to put items in bins after use instead of stuffing up environment
Retain tree canopy	People are coming for the tradition of Avalon and then changing it	Intersection allows/enables walkability	Large rents inhibit sustainability	Cars should use lights on Barrenjoey Road to access Avalon	Maintain existing paving and garden beds
No more developments or units	Losing the community vibe	Slow down/speed sign - 5 km at intersection	Retail owners are forcing people out of stores with high rents	Getting into the City on one bus	Clean streets and drains before we get bad weather

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Save the environment	Council needs to treat community as customers	Intersection works well just too many people	16 cafes - too many/much impact on economic sustainability / vibrancy	Lots of congestion in streets from parked cars. Parking one side only	General clean up - maintain the demand service and police the service, i.e. only place items out the night prior to clean up
No high density	Funding for creative community projects	Enough trees in village	Hard for start ups	Too many cars/car-centric!	Too much broken glass and rubbish on pathways
As environmentally friendly as possible. Think about environmental consequences of actions in our community life	Smoking outside Woolworths and nearby café - this is an ongoing problem.	Not enough economic investment in village centre appearance	Unaffordable living for young people = loss of youth culture	Disabled parking is not policed (Woolies)	Less plastic cups, plates, cutlery -- more biodegradable stuff
Low density housing	Don't let Avalon become just another city village. Architecture and spaces need to keep beach, Pittwater, bush vibe, local village 50 kms from city	Roads are congested with parked cars	Housing becoming apartments	L90 is no longer frequent	Get rid of litter

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
No major development	Keep vibrant beachside village surrounded by bush-covered hills where locals meet and can do their daily business. Protect!	Footpath needed from Avalon to Clareville	Shops keep closing	Improve bus services through Avalon -- have more L90s through the day	People don't pick up rubbish
Council stormwater discharge in Pittwater - uncontrolled, polluted, damages sea grass	Maintain connections to schools and shopping	Put car parking out of centre and get people to walk in	Organic growth despite the negative impact that Council has on	No B line	Graffiti needs to be addressed -same tag around Avalon
Stopping overdevelopment	Typography of signage and size; cohesive uniformity	Footpaths are dangerous -- someone fell 2 weeks ago	Limited retail offering	Boats on trailers constrict traffic	more natural take away cutlery, e.g. Wood, bamboo, better for environment/ less plastic wrapping
Woolworths is getting rid of plastic bags, which is a good place to start to help the environment	Playgrounds not appropriate for young kids	Work needs to be done for intersection of Avalon Pde and Old Barrenjoey Rd	Police in local area	B line - bring through to Newport	educate people to recycle everything, less rubbish

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
No more units	AirBnB	Main intersection -- roundabout or lights	Don't close off streets (Bad for business)	Commence direct bus service from Palm Beach and Avalon. No intermediate stops to Mona Vale or deviation to Newport pub.	More biodegradable things which are cheaper cotton cloth & wooden etc
"Poo Creek" needs to be improved	No big development and high rise	Maintenance of footpaths	Cost of sidewalk rental	L90 timetable designed to fail. If you live that far north and intend to go to town you would leave before 9:10 and return after 3pm. Reinstate L90!	Recycling bins especially on market days Avalon Boot Sales
Loss of native trees (age)	No density increase	Encouragement of "walk to school" efforts in an attempt to ease safety/traffic congestion around schools	Investigate ways for the community to trade hard waste for recycling "Garage Sale Trail" etc. not just Car Boot	Better bus transport at night	More Cleaning more bins, recycling bins
Invasive species	No height increase	Paving (beach) path service (?)	Shops closing	Map and tourist info at main bus stop	More recyclable products and less plastic

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.						
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance	
Asparagus fern	Overcrowded due to over population leading to a loss of village connections/caring	Paving on street needs improving	Need new and different shops	Better bus service to Palm Beach at night	Return to twice yearly street throw outs	
Mynah birds	Lack of activities for youth -provide more activities to engage youth	Footpath on Barrenjoey Road	Traffic lights	Lack of infrastructure investment	Less sale of plastic bags at shops	
Getting the community to understand importance of taking care of environment	No boats to be moored up in all streets	Stop private encroachment on public footpaths	Seats for people to sit on	No traffic lights - roundabout instead	encourage people not to throw away wrappings from lunch in to environment	
Illegal dumping	Stop Avalon's people going to Newport	Love the walkway from Palm Beach Ferry to Gov. Phillip Park	Lower rents in Avalon -- cheaper rents may mean cheaper prices	No traffic lights or roundabout - the "scramble" makes it Avalon		
Plastic waste	Mental health issues	No traffic lights - maintain street design as is	Rents for shops very high. Could this change?	No traffic lights		
Enforce recycling	Nothing for youth to do	Roundabout at Avalon crossroads or lights	More encouragement for Pop Up Shops in public spaces	Congestion and over-population		

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Reduce red lid garbage	Avalon Golf Course Club Lounge - art gallery, café, workshop spaces	Development encompass sustainable building technology - design buildings that don't require air conditioning. High density should not mean 8+ storeys. Studies show variation of 3 - 4 storeys keep a human scale	High rents for shops	Lack of access	
Tree protection	Public hire space for community activities	Intersection at Old Barrenjoey and Avalon Parade is an issue	High rents of shops	Current transport can't sustain the population increase	
Careel Bay - protect what remains. Keep dogs away!	More green in the village	No traffic lights	Remote location	Disappointed B-line stopped coming to Newport	
Protecting our environment. No over development	More places for youth	No traffic lights	Expensive	Through buses -- no changing buses at Mona Vale	
Limit to two storeys in large developments	Fence the dog off leash area from soccer fields please	No traffic lights at intersection	Shop rentals are expensive	Northern Beaches Metro Rail - future!	
Save land for reserves	Dogs to be exercised in dog areas only	No traffic lights	Empty shops	More L90s during the day	

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Maintain natural vegetation on slopes surrounding Avalon	Roaming dogs	No traffic lights	Cheaper accommodation especially for families	Reinstate L90 all day E88 etc. so that we can get from PB, Avalon to CBD on 1 bus	
Sustainability: no over-development of areas that cannot take it. Building from boundary to boundary reduces gardens/nature and therefore sustainability	Unleashed dogs in on lead areas	We do not want traffic lights in our village	Inexpensive restaurant choices	Should have been full community consultation (letter box drop) on decision to scrap B-line to Newport	
More public green space	Isolation for youth	Pool path needs non-slip resurface for everyone	Shops: city rent + low traffic unsustainable	Good regular bus service - discourage cars	
Development pressure	Don't smoke outside of cafes or near children / playgrounds	Zebra crossing on laneways	High rents and unoccupied shops	No lights at Kamikaze Corner	
Coffee cups and plastic	Dog park too small, mud bath	Overall impact of cars within the village vs pedestrians - circulation and ambience	No lower cost housing = no vibrancy = giant retirement village	No traffic lights	

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Maintain Bilgola Bends as iconic gateway	Library is important +1	Walking tracks - better signage to connect beaches	Businesses leaving	No red lights in Avalon!	
Protect canopy trees	Danger of over development	Skateboards not on footpaths (enforcement of rules)	Sad to see long term businesses leaving - rents too high	No train	
Save environment and preserve trees	no more development	Cars vs people in centre of village streets, lanes, carparks - overall ambience needs to be a village	No chain stores	School parking is a nightmare	
Preserve the nature of Avalon	Only low density, no more medium density. Medium density does not belong here	Don't pedestrianize Old Barrenjoey	Empty business - rent too high	School parking /drop off need reviewing	
No more units Central Road	More off leash areas timed?	Against higher density due to lack of infrastructure	Empty business	Maintain Kerbside	
Unleashed dogs	No medium and high rise development	South Avalon footpaths connections needed	No medium density	Public transport poor improving	
Too many dogs	No more development within the suburb and commercial	Walking path improvement up to North Avalon/Palm Beach sign	[No Economic Vibrancy sticky notes from Pop Up 6]	Poor transport to the city	

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
More green	No high rise +4	No high rise	Rent too high, too many vacancy	More parking	
More trees	Improve golf course currently costing council \$ hundreds and thousands	No high rise	Have cheaper rents for shops-pop up shops	Provide direct feeder bus to B-line not via Newport loop	
More kindness to animals	Keep golf club going for social aspect	Regulate parking in residential streets - especially parking both sides when no footpath	Too many vacancy	Should be trams in Avalon	
Retain natural open areas	Keep the relaxed, laid back lifestyle	Against high rise	Lack of a night time economy	Car congestion around public school. Drop and pick up	
Busy all the time	Keep the golf course going	Wider footpaths easier for pedestrians	Empty shops/rents too high	B Line stopped! Less environmental destruction & really need improvement more L90 & express bus	
Barrenjoey Rd and Careel Head Rd heavy flooding - flood mitigation needed	Less emphasis on gluten free	No boat trailers parking on street	Greedy land lords mean were losing independent retailers	Buses to Central or Town Hall	

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Creek	Need to keep the village community feel that Avalon has	Roundabout in Avalon	Variety of retail decreased over years, where have the useful shops service gone. Now it is mostly cafes and clothes shops	Lack of public transport	
Stop cutting down trees	Keep Australian values	Intersection	Shop spaces full - keep us shopping more	Policing of parked boats trailers	
Banning wood burning stoves	More emphasis on gluten free	Bins on footpaths not kerb	More incentives for locals to shop locally	House limited & express buses to Manly, so people can get to work & connected with others	
Smoking	Encourage pride in what we have to keep it	Footpaths Palm Beach to Careel Bay	Chemist warehouse sign pollution	Out of peak hours smaller bused 30 seaters	
No more cutting down trees	No large development. Only one way in and one way out	Paving on footpaths needs consistent maintenance	Council to keep outdoor dining fees down	Parking needs to be addressed	
Plant trees & shrubs which are native to the area (not only Australia)		Painting around the kerb corner on Central Rd near Ruskin Rowe, for the safety at night	No greedy landlords so shops can afford to stay open	More L90's going through Newport, Avalon & Palm Beach	

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
More green area for public		Turfing of the street verges after works	Have to go to Warriewood for lots of things	Too many loading zones, take over parking spaces	
Don't develop the golf course		Intersection		Poor transport from Palm beach	
Too many dog unleashed dogs, dog pool in the park is an issue		Improve Avalon pool		Poor public transport to Mona Vale- B line to Newport would not fix issues	
More police to patrol the area		Domination of cars, so reduce		Don't move bus route to George Street +2	
Deflate the Ego. Stop the loveless act		Traffic lights of Barrenjoey / Avalon parade with right hand turn signals on posts- every pedestrian to cross (all together)		191 bus to Bilgola Plateau to operate in both directions	
Respect + remember the past and the good things		No traffic lights at Old Barrenjoey/Avalon parade. A small roundabout would work			

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Keep sense or space		Small/easy drive over roundabout-signs saying give way to the right all round. Keep pedestrian crossing			
No change to the natural character		More freedom for tables on street for café life to thrive			
Use zebra crossing		Paving trip hazards			
Keep natural green space		Intersection roundabout			
Defibrillator Avalon Pool		Mobile phone XXX down near high traffic areas			
People camping overnight in car park		Intersection roundabout won't work- awful to see lights			
Green tree canopy kept in Avalon		The crossroad			
More rangers patrolling off leash dogs in Careel Creek + Palm Beach		Paving around Avalon made safe, even easy to trip			

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Don't down grade any open natural space					
No plastic in sea					
Pick up more rubbish					
Education on Indigenous heritage in the area, signs, place					
Need proper recycling					
Don't rezone to higher density housing					
Get rid of plastic bag					
Green spaces not utilised enough					

Pop Up 1	Pop Up 2	Pop Up 3	Pop Up 4	Pop Up 5	Pop Up 6	Pop Up 7	Pop Up 8

POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.

Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
More trees in town centre	No public toilets on holidays/weekends as Rec Centre closed	Pedestrian crossings should not be right at the junctions - push back	Not going to change as small number of owners own majority of shops	L90 more regularly	Build what people want and maintain it
More street trees like Newport	Keep library services	Designated walkway in Woolies carpark	Solve issues of empty shops	Pedestrianize Old Barrenjoey Road outside Woolies	Change big bins practice - particularly in laneways

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
No high rise	Pop Up café in laneway between Dunbar Park and Post Office - should be a community gathering space	New paving	Encourage entrepreneurial approach	Advocate for 1 in every 4 Bline buses up to Palm Beach	More regular care/maintenance of Council garden areas- nurturing protection of young trees in these areas e.g. Elba Lane
More flower gardens	More art shows	Creative, dynamic people to create solutions for intersection problem	Bike racks - down in village and bike paths in right of ways in North Ave, to Pittwater improve economic vitality	Provide more thorough services from Palm Beach -- go back to frequent L90, don't need B-line up here	Less use of poisons in weed control - hand weeding far more effective
More street art	More music events	Pedestrianize Old Barrenjoey north of intersection to exit at Woolies car park	Encourage locals to shop locally	No B-line to Avalon	Local bins emptied more regularly
More trees in town centre	Community garden needs to be linked more - maybe have them throughout Avalon	Consider pedestrian precinct near difficult intersection	Put in pedestrian plaza North Barrenjoey Road from intersection	More beach parking	More recycling - promoting it and implementing with bins and supporting locals
More planting at gateway to Avalon - obvious planting	Giant chess	Small roundabout at intersection	Rents affordable for businesses.	Widen Keoride opportunities -- assistance modal shift from car	Regular care/maintenance of Council garden areas

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
No loss on trees	More street entertainment	Intersection too dangerous - move crossings back	Less empty shops	Keep Kamikaze Corner as is	Less plastics and more recycling
Restore creek next to Woolies	Christmas lights at Christmas	Intersection traffic lights at peak hour	Cinema is important to Avalon, amount screens (?)	Never widen the Bends	Provide soap in public toilets
More landscaping and care for vegetation / maintenance - like Mona Vale	Council need to listen and not have predetermined agenda	New paving required	Support home business in Avalon	Pedestrians should rule space	Bottle recycle machine
Canopy - green skyline is important	Off leash trial dog park was a great success and there should be a permanent one	Block off Old Barrenjoey - turn into a plaza	Reduce rents for small businesses	Get commuters on public transport or bikes	Bring back Council cleanup (without having to call)
Maintain the vegetation	Swimming opportunity for dogs/timed	North Avalon Road to Kevin Avenue - make clearway in peak times	Cheaper rents means more inexpensive food, etc.	Cars should be last priority - think European plazas	A return and earn machine
Height restrictions	Community don't want this to change as it's so good now	Central Road parking should only be on one side at all times	Outdoor dining charge sliding scale	This is a key area to improve	Consistent rubbish bins
Dogs should not be permitted on Avalon/Palm Beach at any time. Reason- safety and protecting the environment	Turn north of intersection into community culture improvement	Good walkability	No negative corners within Town Centre	Bring back regular L90 services like every quarter hour	Regular beach and bush cleanups by locals and schools

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Public water fountains to fill their own bottles	Revert to Pittwater Council	Fix footpaths more	Cinema is important to Avalon, amount screens	Mini bus between Palm Beach and Avalon	Clean with Enjo
Proper dog park and water facility	After a certain time of day, dogs are allowed on the beach	Car parking out of centre	Encourage retail - empty shops (rent too high?)	Buses through to Palm Beach	Cleaner public surf toilets
Doggie park	More bins around	Restore Mona Vale Hospital for the Avalon community -- Frenchs Forest is too far away	More pop up busking, street art, performance supported by Council money	Restoration of bus services for residents north of Mona Vale	Maintain existing infrastructure better, e.g. cleaning rock pools
Public areas planted with native plants only	Free, fun activities for kids to exercise	More natural design for beach seats	Turn cinema into cultural hub with smaller cinemas	Free bus for under 18	Clean footpaths
Clearing weeds in our bush areas.	Improve pick-up location in Avalon Primary School	Pedestrianize Old Barrenjoey Road outside Woolies	Art space	Have buses Palm Beach -Avalon to Wynyard and vice versa but not B-line!	Public toilets available after hours
Work on recycling waste	A community co-op selling fresh local produce run by our community as a non-profit	Add a footpath on "The Crescent"	Add nightlife/evening activities for families or in general	Reconfigure Barrenjoey Rd (west side especially) - no need for 3 lanes - cars just speed up making more noise and danger. Could reduce width and improve direct pedestrian access from village to beach	Extra bins on South Avalon headland

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Less plastics sold in shops, more recycled naturally made bags	Dog beach	Intersection visual impacts is important	More street cafes	Return to old parking policy -- 2 bed = 2 car spaces	Woolies laneway -- clean please!
Playgrounds that suit toddlers (fenced) with equipment they can enjoy	Shelter in skate parks	Concrete - pale colour for bare feet	Promote and support small local business run by local people. Keep \$ here!	More public transport to reduce cars	Sweep streets more regularly
Provide food for birds	Want street buskers	Wheelchair access everywhere	Provide subsidies to encourage economic activity	Parking on one side of the street only in urban areas	Clean the Pavers
Update playground	Services and activities for the elderly	Bike paths that are safe	Programs to encourage start ups	Like the intersection - maybe roundabout, no traffic lights	Less plastic bags and more natural bags
Unique, nurturing, restorative, creativity-inspiring function of the natural native bushland-based environment must be kept for residents/visitors alike	Volunteer services	Cycle path to Palm Beach	Activity in empty shops	Move crossings back from intersection	Clean pavement
2 roundabouts too much coming down the hill - bad position	Festivals	Safe place to walk at top of Kevin Avenue (Just a line on the road would do)	Avalon = possum yarn industry capital of Australia	Flowers and garden beds around intersection	Better quality footpath, particular for prams and wheelchair

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
More recycling on all items	Art exhibitions	Dedicated cycle paths around Avalon to Palm Beach	More live music venues - great talent around here!	No traffic lights	More repairing of stuff instead of being a throwaway society
More public recycling bins for sorting	Exercise equipment in parks	Pedestrian walkway along Hudson Pde	Affordable housing for young people	Main road clearways on weekends	Ban all plastic take away cutleries
Too much plastic wrapping on shop items	More notice boards outside Avalon Rec	No development on golf courses - keep them open and public. Clean green space	More music venues	Faster bus to Manly	less plastic cutlery when buying takeaway food more bamboo wood and natural product
More trees	Seats outside library	Laneways are important	Terrace housing facing Wickham Lane with gardens	Express to Manly 199 -> E99	Education about respecting our environment - fines for littering
Less plastics given out by shops - more natural	More services/facilities focused on ageing group	More cycle paths which link to form a cycle ride	More street art, sculptures	B-line should come past Avalon	Get rid of the cars that camp overnight and are dumped in the car park
Maintain solar access into village streets, lanes, parks, spaces to keep sunny beach vibe	Coffee culture is important	Parking weelie stoppers	Shops open later	We need E88 to be extended (hours)	Pavements need more regular cleaning
Careel Creek needs to be cleaned	Awareness of community safety and options to report	Make dedicated cycleways, particularly on the Bends	A cap on nail / brow bars, cafes- need more shop diversity	Small roundabout at intersection	Maintain and improve current standard

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Clean up Careel Creek	Dog Days Out and investigate time share options for dogs on beaches - winter before 8am and after 6pm. Dog Play in village park	Don't put a roundabout at the intersection or lights. Leave as is.	More natural products selling in shops - clothes, bags, etc.	Boat and trailers off the road	Avalon village paving similar to Mona vale, Dee Why and Bluestone
Clean up Careel Bay Creek for wildlife health	Better village signage to toilets and public facilities and events - tourist friendliness	Walkability - not cars	Cheaper rents for shops and cheaper prices for items bought	No traffic lights at intersection	Pavement re-tiling high pressure jet cleanings
Maintain visual links to bushland hills around village as key influence on ambience	More galleries for art etc.	Improve and promote importance of people and pedestrians and place in village over cars. Widen footpaths and park crossings and park lane connections	More pubs	Traffic light at George St or roundabout	
"Edible Streets" - consider planting lanes or edges of path with edible plants	Council notice board with what's happening outside office	Improve link to beach for pedestrians from village - wide crossing in front of petrol station	No more pubs unless you like Manly!	Fix "the intersection"	

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Use local native plant species throughout village to keep coastal/rainforest vibe	Winter events	Use lanes as pedestrian spaces and connections. Reduce impact of car whilst keeping access	Blow up the pokies	Express bus to Manly	
Acknowledge landscape topography in creating unique character and protect visual, solar, micro climate, access etc.	Art work/sculptures at public parks/beaches/town centre	Better network of walk and bike tracks	DVD rental machine locally	New bike paths	
Retain the environment	Installation artworks and murals	Keep or increase incidental seating throughout village - low walls, seats where locals chat	Night time economy	More frequent L90s from Palm Beach to City	
Encourage solar power	More ambulances to Avalon	Improve intersection at Old Barrenjoey and Avalon Pde	Live music	Roundabout at Old Barrenjoey/Avalon Pde intersection	
Rate reduction for tree cover on private property	More support for community library and surf club and other community initiatives	"Bike Access" - improve links from surrounding areas and bike racks in village	A good pizza place	Path improvement leading into Avalon	
Protect natural tracks (Bengalli Headland and Lighthouse)	Stronger paramedic workforce in Avalon/Northern peninsula	Put roundabout at Old Barrenjoey and Avalon Pde	More art, sculptures, music	Mona Vale - Newport - Palm Beach direct route - no loop	

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Gross Pollutant Traps to ensure water quality	Allow carts on Avalon golf courses	No high rise development (not like DY)	Support retail through off season	Palm Beach 199 route and Newport 199 route combined all the way and increase frequency	
Annual fee for pet ownership	Repairs to paths on Avalon Golf Course	Longer hours in carpark	More nightlife for youth	Longer and later transport services	
More open space!	Maintain status quo	More carparks	Extra parking tickets \$60 instead of \$120	Express buses from Avalon to City - no stops	
Maintain 700 square metre block size	Improve pedestrian access links to the village from surrounding areas. Improve signs, maps, awareness of pathways, etc.	Traffic calmer to be painted brighter colours	Pop up stores in empty spaces	Limited bus service to Manly	
Dogs on beaches before 8am after 5pm	More info, more consulting with public, let them know about planning etc.	Roundabout more attractive	new rental system to give everyone a chance	Event centre/precinct with facilities (don't always do in park)	
More discounts at cafes for bringing your own cup for takeaway = less cup rubbish	More events, activities, and outings for seniors	Footpaths Hudson to Hansford - dangerous walking	Shop keepers should bring the rent down	Increase frequency of bus times to allow school children to get home quicker	
More trees	Fenced dog parks	Not cluttered	Bring back L90s regular service day & night	Extend 40 kph speed limit from North to South to cover Avalon intersection	

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
More recycle bins for various containers, etc	I like the dog park at Avalon and new design for Careel Bay	Avalon Parade and Old Barrenjoey Road intersection needs lights for safety	People tired of changing at Mona Vale- more straight through buses	Bike racks on buses	
Educate community and shop owners on reduction of plastic	Community events	Nice streets	Small bus for transport around Avalon, no B16 empty buses	More bike paths for more exercise and bike riding	
Less plastic bags at supermarkets/shops; more natural bags at shops	Rotunda in park	More police presence	Send B-line to Palm Beach	New entryway to Woolies from Barrenjoey Road	
More paper straws or bamboo and less plastic as rubbish	Maintain health service up this end	Footpaths on Riverview and Cabarita, George	More parking space	Publicity campaign around the intersection	
No paper bark trees - more lush vegetation	Concerns on inappropriate planning controls i.e. density	More lights and on longer at night	More outdoor coffee shops for meeting places	Move bus stop down south of servo	
Creek smells - dumping grounds	Love that everyone can play at Dunbar Park	Move crossings back away from intersection	Longer parking time so less parking fines	Roundabout at Old Barrenjoey/Avalon Pde intersection	
Fill in/ landscape creek	Public toilets open after office hours	Central Rd- roads not ready for flats - large number of people	Music/social bar for 30+ market	New roundabout at Barrenjoey Rd/Avalon Pde	
Utilise space between Woolies and Barrenjoey Road	Community events in evenings	Promote use of bikes instead of cars for small drives to village	Bulk health food store scoop (competition)	Extend B-line to Avalon	

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Encourage people to bring back bags	More community events like Car Boot	Pedestrianize Barrenjoey/Avalon. Square in middle = a true village	café close too early - good to be open till 5pm at least	Train going to the City	
Flower baskets, no plastic signage, village atmosphere	Need youth laser tag bowling	Path improvements to Avalon	Keep business vibrant	Mini buses like Hong Kong, like Hop Skip Jump	
More greenness, more trees, patches of plain grass for children to play on	More dog friendly areas	More greening of streetscape	Have regular market-like stalk once a month or every 2 months	Keep Keoride	
More trees	More youth events, music	Less signposts (combine existing signs)	Modernise/market initiatives/ night time economy	Pedestrianize Old Barrenjoey Road	
Redo landscape at Avalon Beach	More to do for youth, more facilities	Put pavers in front of McGraths in main intersection	No small businesses allowed in suburban street	Widen entryway into Avalon SLSC	
More beach clean ups	Love the dog park in Avalon	Roundabout :-)	Cheaper rents for shops and have cheaper prices for good clothes	More dedicated cycle ways	
Protect our large tree canopy	Activation of laneways. Art?	Roundabout at intersection	Regular night market, area by skate park would be great	Avalon to city direct bus	
Avalon headland inadequate fencing	More sports events for youth, skateboard comp, surfing	Roundabout at intersection	Night life now totally missing	Increase timing of green man at Barrenjoey rd	

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Restore staff from the past	Upgrade kids park, more interesting, imaginative. No bark on floor. Artificial or sand surface	Educate young people about safety at intersection	Support small & local business	Happy with B line and keoride	
More water outlets throughout Avalon, reduce plastic bottles	New play equipment for youth	Plantings and paving could be much improved	More variety of retail	Small community buses	
Remember the past	More for youth positive activities	More greening in main street; creative nice environment	Music café aimed at youth	Make the B-line go to Palm Beach call it the L90, that works ?	
No Plastic bag	Major events i.e. polo, food and wine, surfing	Car-free centre	Rent more affordable so shops don't sit empty for long periods	191 night bus till 10 pm	
Retain Environment & less building	Places for people to sit and chat and gather, e.g. not just single benches	Yellow Brick Road lighting needed -- feels unsafe	affordable retail rentals	Driving everywhere lessened	
Less development more green space	Quicker response needed to community enquiries	New rubber floor for Dunbar Park playground		Relieve car congestion around school -introduce the bus service to reach wider community, small buses rather than big	

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Incentives to reduce landfill waste, rate discount for monthly collection	Different play equipment for youth	Pedestrianize Old Barrenjoey Road		an actual express bus from Palm Beach to Avalon	
Dog free area on beaches during certain hours	Different play equipment for youth	General beautification (footpaths)		better public transport B line to Avalon	
every plants protected	More community hub at the beach	Pedestrianize Old Barrenjoey from Woolies to Avalon Pde		woolies end of Old Barrenjoey road should be no right turn	
maintain & improve anything that looks after natural environment	Dogs allowed on beach	Beautification of entrances		The B Line to Avalon +2	
keep unchanged	Father Chris O'Reilly Youth off the Street initiatives	Pedestrianize Old Barrenjoey Road		more bike paths	
more support bushcare group- existing support is appreciated	Offering space to new ideas ie electric bike station	More "Go Slow" signs on roads		re route major traffic outside of main drive	

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increase green space required for new building and add on th property land	Seating, BBQs, update park at beach	Pedestrianise Old Barrenjoey to Woolies		Trams	
plant out curbside-native climate resistant planting	Someone for youth to talk to Thur, Fri, Sat nights	Public sculpture			
landscaping middle of Barrenjoey Road similar to Newport main street	More entertainment options for youths	No high rise			
permanent recycling station (bottles, old phones)	School should open basketball court every holidays	Map at bus stop (main) to tell tourists where things are and where they can top up Opal card			
Due to recent storms. Bring back 10 m clearance of trees to houses to reduce risk of falling trees on houses. Very concerned	More unleashed dog areas	Pedestrianise Woolies to Avalon Pde			

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preserve village atmosphere control height of buildings	Maintain friendly village character	Put roundabout outside fire station			
Save hillside road newport, keep as bay reserve to preserve	better play equipment in parks in Avalon like Mona vale has	Proper median strip on Old Barrenjoey, like Newport			
have indigenous trees of the area planted as street scape and parking areas	Dog beaches, timed/seasonal +1	Signs to tell people where public toilets are			
food swaps	No more development without improve for infrastructure	Footpath on southern side of Avalon Pde between Bellevue and Ruskin Rd			
	new play ground similar to Mona vale and Newport	Pedestrianise plaza, Avalon Pde to carpark exit			
	More european feel village and no traffic light	Lights at intersection			
	Support service late at night for youth	pedestrianise old barrenjoey road			

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	Renovate house & building rather than pull down and destroy	Improve pedestrian and street design			
	Batted back on Avalon rec centre	Leave intersection as it is			
	Control the population growth	roundabout in the intersection			
	limit the development for granny flat	connecting paths to Town centre			
	Upgrade play ground	watkins Rd needs a path			
	Crickets nets at the field across from avalon public school	Traffic lights at the intersection			
	Stop shutting down live music venue	Paving needs upgrading especially Old barrenjoey, recently bad fall			
	our community to develop our own core values	Lighting on Marine Pde and yellow brick road			

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	listen to public about what they would like or not like, also consultation	footpaths on Queens Ave and wollstonecraft Ave please			
	in door 50 m pool for multi-use year round	pathways around Hudson pde for safe walking			
	ensure these is enough seating for public in public places shops and parks	Flower tubs in Avalon			
	rocket park style playground at Dunbar park	Speed camera to catch drag racers on barrenjoey rd			
	need a service NSW in Avalon	Pedetrainise Old Barrenjoey road +1			
	Street markets- Café life street music art	parking stickers - extra stickers per household and cheaper for extra			

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	part time dog access to beaches in winter	Enforcement of give way signs at intersection			
	upgrade the skate park	we want silver service			
	dog allowed on beach	free motor cycle parking			
	reclaim Dunbar park from Av RSL (southern side of Dunbar park)	House limited stops to manly & express buses to Manly to connect to the ferry			
	Golf club should be public space , e.g picnics	bring Back L90			
	free community events- band, music, BBQ, picnic, talks	bring back L90 wasn't a problem before			
	playground improvement	have L90 more often and expresses these services have been cut dramatically bring back services			

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Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
	public outdoor pool at Dunbar park/back or bowling club	Small local community bus			
	music/social centre for youth	No traffic lights at intersection +2			
	indoor heated pool for pittwater area	No B-Line to Avalon			
	Golf club used as a youth hub	1 bus service from brigidene to the North			
	upgrade beach playground currently too old	No b-line bus to Newport, we keep the trees			
	utilise bowling green	Ni B-Line keep keoride+1			
	less population density in Avalon and the pittwater area. Don't need to accommodate more people	No B-line			

POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
	encourage face to face communication rather than computer online	More off street parking requirements			
		parking on one side of Riverview Rd only			
		improve public transport			
		more parking			
		B-Line to Palm Beach			
		B-Line to Avalon			
		More parking rangers			
		More parking to enforce parking restriction			
		more parking			
		Nicer street lighting & seating & better bins, quality please			

POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
		put in a roundabout and move the crossings location so there is no car build up			
		Traffic passive calming measures in intersection in paving			
		moving crossings back at intersection			
		if you cant pedestrianise, put a roundabout at the intersection			
		keep low level height to buildings			
		more CCTV			
		Public bikes lanes walk ways away from the road (shade needed at yellow bricked road)			

POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.					
Nature, Environment, & Sustainability	Community Connections & Culture	Street Design, Safety, & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
		Close Old Barrenjoey road between entrance too woolies carpark and Avalon Parade, to create a lovely traffic free open area for the people to meet, bands to play choirs to sing, coffee shops and restaurants			
		Build a bridge over Barrenjoey rd			
		pedestrianize entire of Avalon centre			
		pedestrianize shopping streets			
		car parking lighting			
		definitely no traffic lights - we are pedestrian friendly & should stay that way			

			No traffic lights at intersection . Manners are part of our community values			
			No traffic lights on Avalon parade			
			No traffic lights at intersection keep as is			
			No traffic lights in Avalon parade			
			get rid of scruffy advertising			
			Community gardens			

Northern Beaches Council

Summary of Online Submissions

My Place: Avalon

October 2018

Social vision. Healthy Community - Physical health & social well- being; community activities; creativity and entrepreneurship.

Environmental vision. Green, organic and sustainable Avalon – Sustainable; values natural environment; protect and enhance natural quality and design.

Social vision. Connectedness within Avalon – Accessible active transport; socially connected community.

POP UP BOARD 1 - What is one word that describes your ideal Avalon?

Laid back x 2, relaxed x4, unique x2 local beach community x4

Safe

Artistic

Connected

Vibrant

Friendly x5

Beautiful

Untouched natural paradise away from development

Welcoming

No development

Village x13

Green x2

Pedestrian style

Mellow

Local friendly inhabited by people I've known years

Special

Quieter

Perfect

Paradise

Unchanged

Beachside natural

Online submissions



Online submissions

Challenges

The image shows a large board titled 'Challenges' with several categories and numerous sticky notes. The categories are: Nature, Environment & Sustainability; Street Design, Safety & Walkability; Transport; Economic Vibrancy; Community Connections & Culture; and Cleanliness & Maintenance. Each category has multiple sticky notes with handwritten text, mostly in yellow and green. The board is set against a dark background.

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas?
Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.

Nature, Environment & Sustainability	Street Design, Safety & Walkability	Transport	Economic Vibrancy	Community Connections & Culture	Cleanliness & Maintenance
	Need for continuous footpath on southern side of Avalon Parade between the end of the walkway from Chisholm Avenue and shopping centre. Need roundabout or lights at intersection of Avalon Pde & Old Barrenjoey Rd	Continue Keoride On Demand Pick-Up service and the B Line bus service			

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.					
Flooding, Rubbish in creeks and beach	Heavy traffic - especially in Summer months. Street lights could be provided along the pathway in Dunbar Park - make this area and path safer at night		So many empty shops for lease along Old Barrenjoey Road - could these be used for pop up shops, art spaces or community uses? No big retailers e.g. woolworths - the small local shops are what makes Avalon village		
Limiting medium and high density and overdevelopment (from NSW Government & developers) so as to retain the current green environment	Upgrading the centre strip down Old Barrenjoey Rd. Pedestrianising Old Barrenjoey Rd north			Actually creating a high quality Creative Space at Avalon (ie not a cheap solution designed to cost as little as possible)	NBC being more communicative & responsive
Lack of composting bins	Loading zone on Edmund jock lane affects disabled access to facilities in my shop. Could be moved further down the street or on opposite side	Diagonal parking on Avalon Parade	High rents don't attract more business and current business owners struggle with this too	Perhaps a local version of sculptures by the sea with local art in the parks	Footpath repairs
More emphasis in this area generally. Focus on Beach, Trees, Parks,	Possible pedestrian mall outside woolworths. Reduce speed on Barrenjoey Rd intersection with Avalon Pde	More public transport in the suburbs based on E88/E89 and E90 buses. Keep cars and public transport out of Avalon CBD as much as possible	Council to assist in reducing rentals for shops in Avalon	Exploit golf club basement for an arts centre whilst retaining golf course	More of it

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.						
Poo Creek (sorry don't know correct title).						In summer whilst we take on additional visitors to the beach, the garbage collection from these public areas needs to be more frequent and possibly at the end of the day.
The State Governments laws which are allowing our trees to be cut down. So many homes up here a "holiday homes" we need to put something in place to stop people leaving these home vacant and/or renting out as holiday rentals.	All residents need to be able to walk out of their home safely so council need to be alot smarter in its tiny budget spend on ensure the "black spots are fixed.	Every resident should have a bus stop within 400m of their home which goes at least every half an hour throughout the day which gets them into the CBD in approximately an hour (as Ebuses can). The fact that our public transport doesn't is shameful, NBC!				
Noise and plastic pollution are both lousy. You cannot go into a shop in Avalon without bloody dreadful music blaring at you	Pedestrian ease, oversized, mostly empty bus on the Stokes Pt run; the Old Barrenjoey / Avalon Pde intersection is a nightmare	Crazy to run a mostly empty bus on the Stokes Pt run - convenience is brilliant but parking/traffic is a nightmare	We need a pedestrian mall on weekends from Edmund Hock to Bowling Green lanes & from Woolies car park to Simmonds lanes with shops and cafes using footpaths, pedestrians using the street	Adventure playground for kids near the skatepark would be wonderful and bring families to that area, reducing antisocial behaviour	The twice yearly verge pickup system should be brought back to increase re-use/repurposing of furniture /reduce amount going to landfill and reduce illegal dumping	

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The removal of native trees need to be looked at as way too many are being taken down & a lot are for better views, the wildlife need trees to survive	Ocean related murals would be very nice, footpaths need to be fixed as there are a lot of trip hazards	We need to get back the more frequent L90 instead of having to change buses at Mona Vale to get to Avalon also the 199 should not go down Beaconsfield street, Newport!	Pittwater does just fine without Warringah Council	We have what we need in Pittwater no need for Warringah Council to think we need anything or act like they care by paying a "places" group to put up smoke and mirrors questionnaires!	We look after ourselves thanks	
Getting rid of Warringah Council	Pittwater does not need Warringah Council or its sub contracted "places" group to tell them to leave Pittwater to its own devices.	Warringah Council, the NSW state government and the GSC guarantees that they will try and jam in more population into The Northern Beaches and sell it all off to private interests like Meriton, Taylor etc	Rents are unsustainable. Avalon has a history of unique retailers. This needs to be encouraged.			Pavement have to be level and consistent.
	Driving west on the Laneway next to the post office needs pedestrian warnings that it is a road. OR a pedestrian crossAvalon Pde faces directly into the sun in winter The pedestrian crossing is dangerous. The pavements are an accident waiting to happen.					

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developers wanting to overdevelop and challenge height restrictions	poor quality, dirty and badly maintained footpaths in the CBD	we now have to take two buses to travel to Sydney. The L90 was a popular and efficient bus service which now only runs once an hour.	no idea	no idea	insufficient rangers to respond to complaints about dogs on the beach and overflowing commercial rubbish bins in the streets of the CBD including Hock and Patterson Lanes.
My main concern is that our Council has no affinity with Avalon and that changes will be forced on us .	Look after footpaths better.	Change parking on back streets which are bus routes, IE Central, Riverview and Cabarita roads and Patrick Street to be one side only. Quite ridiculous for bus drivers to squeeze through between parked cars.			
too many granny flats, too many cars parking on the streets from over development of multiple living dwellings	No footpaths	No E88 buses in the middle of the day; poor L90 bus service in the middle of the day		Poor connections for the community in terms of cultural/art opportunities - see North Sydney Community Centre for a dynamic program that caters for all ages and skill levels.	

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.						
Retention of trees,	Street parking of boats and both sides parking in narrow roads. At least one side paved paths	Current Keo ride concept continue testing but if not used sufficient just replace the old long buses with double decker upgrades and feed in more as you go south	Current mix of intimate night clubs/bars and atmospheric restaurants to be encouraged . Current food shop availability suffices between Avalon and Newport then to Mona Vale for larger food selection	Voluntary community groups to be encouraged to gain /encourage ownership of culture and participation both for community health and personal health	Current waste disposal system good including green waste	
There are few challenges--just get in there and encourage the installation of solar panels and plant more trees	Don't need traffic lights at main intersection. It works well except for a few impatient out of towners on weekend and public holidays. Could encourage pedestrians to cross at other places. Elderly need to be considered; they can feel unsafe around kids.	Difficulty parking-- will get worse in the future as more people live in the area permanently and blocks of land can be subdivided as per State SEPPs	shops situated a long walking distance from Woolies car park will have less customers	Avalon is a hub of artistic talent looking for a studio space. It is a village so it should be easy to maintain the community spirit. Pittwater Council worked hard at this. The NBCouncil/Council is not trusted by long term residents.	The way departments are organised at NBCouncil will determine the feeling of ownership of particular areas causing either a "couldn't care" attitude or one of pride. Staff must feel a sense of ownership of their area and work to keep it in good condition	
More development						
The intersection is both ugly and unsafe	We need a roundabout.			More art in the streets		
please leave it as it is. No more trees should be cut please	it's fantastic as it is	it's great as it is	I guess we could do with more restaurants. The avalon independent shops are great.	Avalon has a great community.	beautiful	

POP UP BOARD 2: What are some of the challenges you feel are present in Avalon related to each of the following areas? Challenges can be thought of as obstacles or issues that exist in Avalon, or concerns you may have.						
Indian miner birds are becoming a worry as they are increasing in numbers	Foot parts on Avalon Pde are not good for every one young and old which are well used by the Avalon Palms retirement					
Keep village atmosphere. Absolutely no high rise See above question 2						
No concerns	See above question 2	See above question 2	See above question 2	See above question 2	See above question 2	See above question 2
	No concerns except for regular maintenance	The buses turning into Avalon Parade and then into Old Barrenjoey road is a concern.	Too many opportunists thinking Avalon is the goose that laid the golden egg and not doing due diligence whether their business is viable and sustainable. Try to make Avalon into something it isn't a real issue.	No concerns	No concerns.	
	Footpaths would make it safe between Therry St and Careel Bay Wharf. Poor nursing home residents in wheelchairs share the road which is challenging	Buses to George st at least!!!!!!!!!!!!!!!!!!!!			Careel Bay Wharf is a trip zone	
SEE all previous - this is unnecessarily bureaucratic and repetitive	SEE all previous - this is unnecessarily bureaucratic and repetitive	SEE all previous - this is unnecessarily bureaucratic and repetitive	SEE all previous - this is unnecessarily bureaucratic and repetitive	SEE all previous - this is unnecessarily bureaucratic and repetitive	SEE all previous - this is unnecessarily bureaucratic and repetitive	SEE all previous - this is unnecessarily bureaucratic and repetitive

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Businesses and their rubbish. Plastic, broken glass and butts getting into our water ways.	Pathways down the lanes near the school.	Buses need to move out of the centre of Avalon. School traffic needs to be better dispersed in the afternoon.	Businesses need help to pay the large rents and owners need to be encouraged to rent long term empty shops.	Greater links to the past and the indigenous links of Avalon need to be established.	Fines for businesses who do not clean up their rubbish or rubbish surrounding their shop.	
	No traffic lights needed for Old Barrenjoey and Avalon Parade as it works well as it is. Avalon has always been more about pedestrians than drivers. I have lived here and been both for 38 years and not seen any accident or aggressive behaviour. Keep the footpath approaches to pedestrian crossings free of vegetation to aid drivers views .					
	Make intersection 3 way not 4! Far too dangerous. Would give a great, relaxed pedestrian mall feel	Better late night transport so people aren't dumped off the B1 to wait near a pub alone.		There is nothing for teenagers to do except hang around the beach at night and nowhere for them to socialize safely	Get rid of plastic ware if possible	
Trees removed constantly- wildlife and enjoyment of area affected	More footpaths bike tracks and lanes	Express city and mainly buses no parking trailers caravans boats on roads				

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	More areas for people to cross the main road.		Use vacant For Lease premises for community, volunteer or pop up shops. New commercial enterprises may arise out of people creatively uses these spaces while they are left idle.	The music scene in Avalon is great but requires ongoing support of residences, businesses & chamber of commerce. In addition, Busking should be encouraged on our streets to artists can show case their talents & add the village vibe.		
Stopping the developers putting dense housing in an area that needs to keep it's beauty	Changing the crossroads at Avalon Parade to being a traffic light system.	No comment	Ensuring Avalon doesn't become a ghost town with empty shops	Money from Northern Beaches been spent around Manly and more densely populated areas of the council region	Ensuring that Avalon isn't lost with the new council merger with maintenance issues	
Maintenance programme needed . Obviously no money as maintenance staff appear to do bare minimum .	Pedestrian crossings are dangerous at busy times. Lights on the yellow brick road were out for weeks - again dangerous	More direct buses to city ,getting home from MONA Vale at night is poor.	Shops that are relevant - not ridiculously expensive . Find a way to encourage landlords to lease their premises - incentives?	More markets etc . Stop banning things on one or two complaints .	Drainage channel looks disgusting . Makes place look slummy witness rubbish and graffiti. Remove all the deadwood from behind the beach as it keeps falling on the wire fences .	
		Putting on small school buses to relieve the morning and afternoon car congestion.				

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Keep natural landscape impact as urban areas grow. Bush, beach + bay feel in vibe/aesthetic needs to be kept. Its not just any city/beach side village, its Avalon	Reduce visual impact of cars throughout village. Maybe needs shuttle bus, multi story carpark or overflow summer parking. Keep it people friendly spaces + all ages	Hard to live in Avalon without a car for each adult member of a family Village transport for elderly Access to city during non-peak hour needs to be quicker 199 to Manly is too slow	Pressure on less profitable essential services as the village grows + wider pressure from visitors not locals. Vibrant mix + no supersized biz/fast food/shop outlets etc. Lots of entrepreneurial independent small scale biz is great	Poor employment + few cheaper housing options means young graduates 20-30yrs move away + leave parents alone in big houses Some of us choose to live this far from the city but want to access contemporary different mult-cultural connections between different community groups + activities, locals, its what keeps us vibrant.	Generally pretty clean but biz could be more aware of refuse impacts on pedestrian experience, eg wool worths rubbish/deliveries in laneway Canal can be pretty unsightly and smelly at times

 <p>Online submissions</p>	<p>POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.</p> <table> <tr> <th data-bbox="1098 1742 1201 2016">Nature, Environment & Sustainability</th><th data-bbox="1098 1529 1201 1742">Community Connections & Culture</th><th data-bbox="1098 1256 1201 1529">Street Design, Safety & Walkability</th><th data-bbox="1098 1014 1201 1256">Economic Vibrancy</th><th data-bbox="1098 734 1201 1014">Transport</th><th data-bbox="1098 226 1201 734">Cleanliness & Maintenance</th></tr> <tr> <td data-bbox="1201 1742 1321 2016">Plant more native dune plants and reserve areas for bee hives</td><td data-bbox="1201 1529 1321 1742">Preserve any aboriginal sites and acknowledge their connections</td><td data-bbox="1201 1256 1321 1529">Coastal walk path all the way from Palm Beach down to Manly should be ultimate goal</td><td data-bbox="1201 1014 1321 1256">Close off main streets on weekends during the day to foot traffic only</td><td data-bbox="1201 734 1321 1014">B-Lines a great start. Needs to be expanded, inc more priority road/lights for them. More dedicated bike paths too.</td><td data-bbox="1201 226 1321 734">Offer more recycling bin options in public spaces</td></tr> </table>					Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance	Plant more native dune plants and reserve areas for bee hives	Preserve any aboriginal sites and acknowledge their connections	Coastal walk path all the way from Palm Beach down to Manly should be ultimate goal	Close off main streets on weekends during the day to foot traffic only	B-Lines a great start. Needs to be expanded, inc more priority road/lights for them. More dedicated bike paths too.	Offer more recycling bin options in public spaces
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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Stop large trees being cut down by new residents	Council continue supporting AB annual surf swim community event - free parking for visitors benefits local businesses. Support local artistic and creative community	Plant local Cabbage tree palms main intersection & in streets. Fix any uneven footpaths	We have enough market days - locals now stay away as there are too many visitors. We don't want a buzz. Just a nice well landscaped town centre with maybe tree lighting for relaxed eating out at nights	Do not reduce current car parking - needed for local families, elderly, less able bodied people to shop	Make businesses keep laneways clean
		We need a continuous footpath on the southern side of Avalon Parade. This would enhance pedestrian safety by allowing walkers to avoid crossing Avalon Parade at the end of the walkway between Chisholm Avenue and Avalon Parade.		The Keoride On Demand Pick-Up Service has been a great innovation for public transport users.	

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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
The creek running up along the high school - always full of rubbish - could be better managed		Need a roundabout at intersection Old Barrenjoey and Avalon Parade - so many near accidents with pedestrians and drivers not knowing who gives way. Track alongside creek and high school could be formalised	There are a lot of empty shops for lease, especially along Old Barrenjoey Road - opportunities for pop up shops? art spaces? community uses?		Footpaths are dirty - could be cleaned.
Resist medium and high density and overdevelopment (from NSW Government & developers) so as to retain the current green environment	Create a high quality creative space in Avalon. Place signage at southern end eg around Kamekaze Korner saying "Welcome to Garigal Country"	Pedestrianise Old Barrenjoey Rd north of Avalon Pde to the current carpark exit (which expand into entrance and exit). Do not be tempted to "solve" a current small issue at the OBJ Rd & Avalon Pde intersection with traffic lights.		NBC to propose that every 4th Blaine bus goes all the way to Palm Beach, otherwise terminating at Mona Vale (NOT Newport).	Improve maintenance, be responsive to reported issues.
Green recycling/ composting bins or a community composting facility	More tourism driven advertising	Close laneways for more street markets etc	Lower rents to entice more variety of stores	B line to avalon	More wooden boxes around trees along Avalon Parade foot paths like the same on old Barrenjoey with booth seating.

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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
A better park for children to play. The park in Dunbar is small and cold in the dark. Also the bark is sharp and outdated. Needs rubber flooring	Is great	4 ways crossing on Avalon parade is a DEATH TRAP!! Will it take a child being hit and killed to do something about it. I hope not! I don't think I've ever come across an intersection like it. Needs a roundabout with only 2 crossin	Needs more family friendly places to go. A great pub would be awesome!	Is good	It's good
Maximise Green space & tree plantings, Retain golf course.	More visible emphasis on the History of the local area REF Avalon Historical Society	Retain "4 ways" NO Traffic lights ; Reduce speed at cnr Barrenjoey Rd and Avalon Pde to 50Km/hr; Possible pedestrian mall outside woolworths	Ensure council assist in reducing shop rents in Avalon. NO major fast food outlets. NO high rise	follow suggestions made by CABPRA, Palm Beach, Avalon and Newport residents associations re E88, E89 and E90 services	More Please
We get a lot of rain in Avalon, it would be wonderful if we could harness it in some way.....e.g.... collecting the rain water on site at sport grounds for watering.	A permanent arts centre for visual arts. We have plenty of spaces for perform arts and sport, but not for Visual artists. Particularly for local artists with work reflective of the area in it's various mediums. An arts residency that interacts with com		Avalon CDB is currently awash with empty shops. I would like to see these spaces used as pop up galleries ? perhaps while they are waiting to be tenanted, rather than sitting empty !		

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More native tree and bush planting along the creek near Woollies, in Dunbar and around footpaths.	The Art Space at the bottom of the Avalon Golf Club needs to go ahead ASAP. Our Community Library is a very special hub as is the cinema and the Avalon Bowling club every effort needs to be made to keep them.	Work with kids to design wayfinder signs for the area. No traffic lights as the most dangerous intersection is the traffic lights at Avalon and Barrenjoey. Try to fix this intersection by slowing traffic down to make it safer.	Encourage shops to open out onto the footpath - making it a "market town". Offer funding to help them do this or organise local volunteer working groups.	We need a system based on the E-buses an E90, an E89 and E88 which go regularly based on the survey and info gathered by all 4 resident associations: https://cabpra.wordpress.com/2017/06/26/better-solution-for-mona-vale-transport-north-of-mona-vale/	Clean up the laneways. Ensure that business don't store their bin in the public lanes (this is illegal - we are not allowed to have bins stored on our footpaths - why does this council allow businesses?).	

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More bins near beach	More use of Dunbar for markets etc	No traffic lights inside Avalon village!	More markets	Direct bus from palm beach-Avalon to city	Fine
Make Avalon plastic free, ban ALL power tools on Sundays.	Create 1 quiet day a week where there is NO music in shops and cafes or on street. The noise pollution is ridiculous.	Create a pedestrian precinct along Avalon Pde from Bowling green to Ed Hock Lanes, & from Woollies car park exit to Simmons lane	Ban traffic from the Avalon Pde Barrenjoey intersection every Saturday and Sunday. Allow cafes & shops to use the footpaths, pedestrians to use the roads.	Replace Stokes Pt bus with a mini bus and make Patrick St one way between Elvina & Therry Sts	Change the verge cleanup system as there is too much illegal dumping on top of legal / booked rubbish and everything goes to landfill

POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.					
Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Removal of native trees needs to be looked at ASAP as way too many native trees are being taken down!! Balloons need to be banned permanently also fireworks should also not be used at all! Restriction to major developments and high rise buildings	We need to have proper unleashed dog areas not the ridiculous unleashed trial park which is in Avalon now, this is a disgrace, is very muddy with no access to water for the dogs to swim, allowing dogs on the beach between certain times would be good	Ocean related murals would be very nice, footpaths need to be fixed as there are a lot of trip hazards		We need to get back the more frequent L90 instead of having to change buses at Mona Vale to get to Avalon also the 199 should not go down Beaconsfield street, Newport!	Gutters and bins need to be cleaned a lot more frequently than they are especially in holiday times
Get rid of Warringah Council from Pittwater.	No connection with Warringah Council	We like it the way it is without private corporation and Warringah Council interference.	No Warringah Council interference	More 190 buses and no B-Line past Mona Vale	Pittwater Council worked really well.
Remove the steel posts around the trees in old Barrenjoey rd	Pass	Remove the steel posts around the trees in old Barrenjoey rd	Good as it is.	Remove the steel posts in old Barrenjoey rd	Good as it is.
	We need a designated art space	Village pavements evened out. People regularly trip and hurt	Rents are not sustainable		

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more green, no high rise	permanent home for the Avalon Beach Historical Society collection	no traffic lights	no idea	pedestrian plaza on part of Old Barrenjoey Road north of Avalon Parade	more rangers to control all the overflowing commercial rubbish bins left out on the streets
More and indigenous trees. No high rise. No traffic lights in the village.	Continue support for the excellent Community Centre and Avalon Seniors	More footpaths on Riverview and Cabarita Roads	Manage rent levels better so that small shops are sustainable.	Continue the 192 and 191 bus service with smaller buses	Look after footpaths better
		I object to any changes to our main 4 way intersection as it is the core of our pedestrian style of village. Traffic lights are not needed and would decimate our sense of communal village mingling. The only thing needed is enforced 25			
		traffic lights are not compatible with a pedestrian-friendly village.			

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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
Need to maintain current pockets of bushland as they are - not building under water tanks at Bilgola. These areas are precious - Bangalley headland, Palmgrove area. These should not be given over for development	Opportunities to attend craft/art/cultural events in our community. Avalon Golf course building would be excellent for this - upstairs gallery and cafe. Downstairs workshops and dirty (pottery etc) art spaces.	No traffic lights at the intersection of Avalon Parade and Old Barnejoey Road - the current pedestrian crossing adds to the walkability fo our area where pedestrians determine traffic flow NOT traffic lights		We need a consistent bus service into the city from Palm Beach - B line is not acceptable for those of us living north of Mona Vale	
Green Atmosphere ,Pedestrian friendly , more trees, less concrete	Art Precinct in Avalon Golf Course Plus more School sports access in Avalon golf Course	Pedestrian Plaza in North Old Barnejoey Rd, walking and cycle pathways as funds provide	No High Rise appartments or commercial buildings, No corporate Fast Food	B Line Buses extend to Palm Beach and Avalon replace 199. No lights in Avalon Parade & Old Barrenjoey Rd	Cleanliness above Pop art - maintain current level of waste management
Need to get rid of Indian mynahs and cockatoos in garbage bins in the centre of Avalon	Very good	If concerned for road safety, how about a footpath between Surfside Avenue and the Serpentine	Good	For city link, bring back the L90. Faster than B-line from Avalon.	Not so good after a Saturday night

POP UP BOARD 3: What are some of the opportunities for change you feel are present in Avalon related to each of the following areas? Opportunities for change can be thought of as solutions to existing problems or ideas of how to solve current issues.					
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	Local artists commissioned to beautify the streetscape with street art.	A Landscaped roundabout at the intersection of Avalon Pde and Old Barrenjoey Rd.		A minibus rather than the large bus doing the local circuit of Bilgola and Stokes Point.	
Maintain & increase tree cover; avoid high rise bldg and overdevelopment; reduce & clean up litter in parks, streets and beaches/ waterways	na	NO traffic lights in Avalon village centre!!! ; improve pedestrian access and reduce car dominance	na	na	see above
Colourful flora in tubs along Old Barrenjoey Rd and Avalon Parade		On NO account and in no circumstances should the main intersection be controlled by traffic lights. This intersection is SAFE and has a good record. Lights will encourage pedestrians to run the gauntlet and motorists to shoot red lights.		It's ok as it is.	
please leave it as it is. No more trees should be cut please	Avalon has a great community	it's fantastic as it is	I guess it could do with more restaurants	it's fantastic as it is	beautiful

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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
	Keep our village life as it was before all the shop top housing came to Avalon. Foot paths are so needed every where	Better footpaths planter boxes and better planting	More colour from planting colourful gardens	More E88 buses more often	Miner birds are back in Avalon shopping centre they were removed before time to do it again before the numbers increase
		No boat trailers parked on roads			Garbage collections to finish by sunrise
No highrise to be built	We are multicultural - just look at the range of restaurants in Avalon. We all benefit from this change	Footpath repair Avalon Parade	More opportunities to employ people within a 20 km radius	This is good with the B line and 199 to Manly	Clean now in winter, but that changes with "visitors" from other areas being "tossers". More clean ups then.
More care of dunes	Maintain as is	No traffic lights at Old Barrenjoey Road/Avalon Parade. These would forever change the character of the village.	Maintain as is	No B-Line roundabout at Newport	Clean the stormwater drain north of Woolworths

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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
No change Avalon has an excellent track record in relation to nature, environment and sustainability	No change Avalon has an excellent track record in relation to community connections and culture.	No change		No change	
Significant planting like Newport in the centre of old Barrenjoey road . Not pathetic timber bollards .	Public toilets in shopping area please. 2 hour parking limits for residents gives no time to do anything as well as support local businesses	For years I've made my children avoid the 4 way intersection. Often cars just don't stop. It's been so terrifying as a mother!!		Buses should not terminate at Avalon they should continue to palm beach . We have no b line and buses stop way before our street. Very very Poor service!!! Kids are often left stranded	Please stop trailers parking at the end of George St (before Careel Bay wharf) it looks like a tip. Neighbours don't own the trailers. People should keep their unused boats ets in their own yard.
Leave it alone! No new development. Keep existing low building profile. No medium density.	celebrate our local history	NO TRAFFIC LIGHTS, OR ROUNDABOUT UNDER ANY CIRCUMSTANCES. COBBLED MAIN INTERSECTION TO SLOW CARS	business responsibility	I drive, I walk, I ride my bike...adequate car parking	council responsibility

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The rubbish in the park closest to the service station and Woolworths is disappointing. The park is littered with cigarette butts, broken glass and is very dark at night. The park is close to the large drain/creek and is dangerous in high rains also.	There is very little links with our indigenous heritage in Avalon.	The crossings work well in Avalon and add to the pedestrian nature of Avalon. It is difficult to cross the road near the school unless walki Hall the way to the school crossing.	There are many empty shops of which many have been long term.	Buses should be restricted to the main road (Barrenjoey road) . Stopping in Avalon is dangerous and does not suit the 'village feel'.	Cleanliness on the main streets is good although the back lanes and park near the service station are filthy, especially the lane behind Woolworths which is often littered with ribbons and hundreds of cockatoos pulling apart the skip bins.
Avalon is unique and a one of a kind a special village, please let's not over develop or bear foot environment.	Traffic lights would take this away we used to be known as the bare foot boulevard	Footpaths need updates... and power poles need to go	?	What roads!!	More maintenance for road leaf cleaning as well as footpath cleaning in the village
More shrubs in between current trees in median strip to make it complete and not for cars to park illegally				No traffic lights necessary for Old Barrenjoey Road and Avalon Parade. It works well as is and part of the reason why pedestrians matter more than drivers.	

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To be kept as natural as possible		No more traffic lights especially the intersection of Avalon Parade and Old Barrenjoey Road. In 38 years we have never witnessed an accident there. Everyone takes a responsible approach.			
Ban plastic straws and plastic take away coffee lids.				Place the form one lane sign at the lights at Avalon Parade ONE HUNDRED meters further north and mark the road indicating the lane ends. Thank Y	
Fix Careel Creek. It often smells. You need to get rid of the concrete so nature can take it's course and clean the water No more plastic bags or single use plastic's		Fix the intersection to make it three-way not full. It is unsafe and too dangerous. Near misses all the time and children aren't allowed to walk to school.		Later night connections on the Keo ride between Avalon, Palm Beach and Mona Vale	

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		The avalon pde old barrenjoey Rd crossing is a major issue. It should be turned into a square for the community. The traffic issues would resolve themselves be safer and create a real village feel removing all through traffic in the process.		There are some implications from the close off option above : those items should be listed with discounts if this option with the community	
The tree cover needs preservation. Give rate reductions for tree cover. Make trees valuable.	Minimum block size 700sq m preserve character of area- flora and fauna	More footpaths, bike lanes, centre intersection is fine but if tourists need help a roundabout. Roundabout George/ Barrenjoey. Ease traffic on Kevin. No boats caravans on street.	Got enough already- no more	E88 runs every hour or half hour to city. Express to manly. Bike lane on Bilgola Bends. Coordinate traffic lights esp Newport and Mona vale. 24 hour clear ways on Pittwater rd	

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Community event days for awareness.	More local events especially for the youth culture. Dunbar Park should be a hive of activity every month with a free or donation even happening to create a sense of community.	Anything new is built with sustainable products that blend into the environment.			rubbish bin areas should include all three types of recycling at every point.
			Open up unused/For Lease premises for community use or pop up shops. The activity within them may generate enough business for people to consider investing into a full time business in that space.		

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Conservation of the existing environment, ensuring Avalon keeps it's natural beauty and reserves	More Community activities - seems Northern Beaches Council only focus around Manly and more kids programs for the school holidays	Crossroads on Avalon Parade needs to be addressed (not just with traffic lights - lazy option!), too dangerous	Sort out land owners greed and keep Avalon vibrant	Better transport or on demand	Have no comment, seems that it's quite clean.
Educate the community and encourage local participation to support our environment. Create activities or actions that involve the community - encourage families and young people.	Host and encourage a variety of cultural events that suit all age groups that are affordable to attend.	Better walkways for the aged and disable - assess for all to visit our parks beaches and village. Add some character to our main streets, potted colour, festive lights, plants, wall murals, pod seating etc	Keep rents reasonable so our shops can thrive - encourage interesting and sustainable businesses to the area that locals will support and tourists are drawn to! A blend of shops lets just not be coffee shops and restaurants!	Service is getting better keep up the good work. The only thing I would like to see is a service free that takes our aged or disable to and from the bus stops.	Footpaths in the village of Avalon need an upgrade. Outdoor areas that are clean and visually appealing will encourage tourist and locals to spend and enjoy the local area. Lawns in our parks need more love!

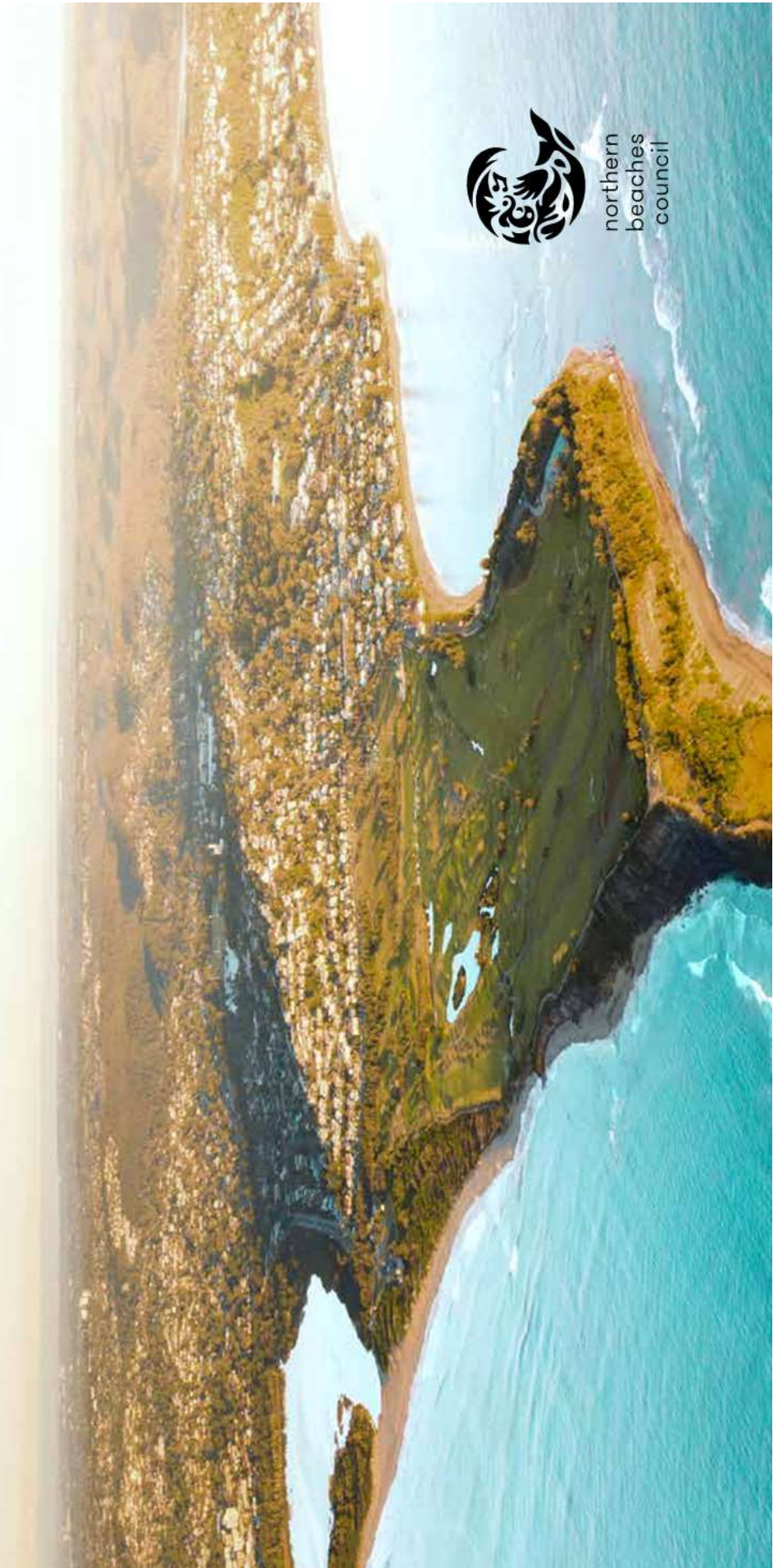
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Nature, Environment & Sustainability	Community Connections & Culture	Street Design, Safety & Walkability	Economic Vibrancy	Transport	Cleanliness & Maintenance
	I think we are very well connected in Avalon and there is a lot on offer for all ages	Footpath up Park Ave is needed as it is busy with cars and you have to walk on the road very dangerous for mothers with pram and small children walking to school	Avalon is becoming quite a sad place with empty shops as the rents are too high and the businesses can't survive	I don't want to change transport to get a B Line why can't they send every second one to Palm Beach , we had double decker that came around the bends	I think council could make it more colourful with planting some troughs with seasonal flowers would look great
No high rise	We embrace all cultures - just observe the variety of restaurants and cafes from different cultures	Layout is good but some footpaths could be improved especially for older walkers and there are a lot of us	Some of our shops are closed - perhaps some advice for types of business needed to save residents going elsewhere	Good with bus199, L90 and B line from Mona Vale	Generally good in Winter but Summer brings some visitors who are "tossers"
Preserve open spaces. Clean up drainage channel - remove rubbish.	Murals on buildings. Markets, food and wine.	Lighting important walking at night. Better crossings in the village - dangerous at times. Kerbing and guttering.	Do something about empty shops. It makes the place look as if it's dying a death. Encourage shops to do specials for locals.	Better timetable to city. B line from Palm beach to city , or more L 90 services	Trim and maintain unkempt trees and shrubs. Fine shop owners for trashing the environment. Kerb and gutter. Remove graffiti regularly. Use cameras to catch offenders.

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Planting of Native vegetation only. Trap and remove Indian Mynha birds. More drink stations	I love street art.			Mini Buses transporting residents from nearby areas to reduce cars and parking problems.	The pavements need to be cleaned more often along with gutters and laneways
Avalon is uniquely located 50kms from city beachside nestled in surrounding vegetated hills off the main road between the beach and the bay. Many residents choose to live + travel far to work because of its natural environment. The solar access + low rise and multitude of business/public services mean it's a friendly family all age village. Keep it simple, keep it natural.	Many artist, designers, creative people in Avalon working from home with occasional travel to city. Av village is a vital part of this offering good range of biz services + facilities for all ages. Library, rec centre who cant access villages further away (Newport, MV). Please keep accessible events etc multi age based so families friends + strangers can live + meet	Avalon is a sweet friendly village where people of all ages can walk + meet + congregate. Its solar access + microclimate + views to treelined hills, low-rise set the scene + proximity to beach. But the streets are dominated visually by cars. Widen footpaths where possible, provide incidental seating walls + furniture in pockets + lanes for free gathering + performance	Avalon is not just a weekend tourist destination full of cafes. It is a functioning business hub for local residents and home base businesses. Keep it small scale, with vibrant mix + day/night activities. Public facilities, supermarket, small scale shops + food is ideal. Explore employment opportunities for young adults + cheaper housing	Village bus to Palm Beach/Careel Bay – free. More E88s to city in non-peak hours. Lobby for no stop B4 Narrabeen to speed up E88. Improve morning school bus on main road interchange + access by foot to village reducing lanes on westside of B'joey road servo. Provide overflow weekend parking in summer for non-residents/tourists during week/short stay car park only inside village. Improve cycle/ped access to residential areas	Reconsider commercial garbage bins in lanes + other pedestrian areas. Reduce plastic use in shops. Keep footpaths signage boards grouped/to a minimum. Select streamline footpath surface to reduce tripping points Warn of cars entering/exiting between buildings Improve signage Let café owners use + maintain streetscape.

space. Link to houses by foot/cycle.

Northern Beaches Planning Our Sustainable Future

January 2019



Message from the Mayor

Technology is rapidly changing the way we live, the way we get around, how and where we work and even how we spend our leisure time. It's hard to imagine what the world will look like when a baby born today enters the workforce twenty years from now.



And yet as a community, it's imperative we do turn our attention to the Sydney of the future because the decisions we make today will have an impact on that baby's quality of life as they enter adulthood.

Good planning is all about looking ahead and ensuring we have the housing, infrastructure, services and environment to support our lives now, and for the future. Our aim is to do this while protecting and enriching the characteristics that make living here so special.

Sydney is growing. By the end of 2036, it is estimated Sydney's population will grow by 1.7 million people to reach an overall population of 6.4 million people. The Northern Beaches will have to take our share. By current trends, we will need to house and service around 45,000 more people over the next 20 years. And like the rest of Sydney, the Northern Beaches has been challenged to become a "30-minute city". That means we will need to commit to great planning to take us there.

We need to think about how we will do that now, including the infrastructure needed to support this change.

We know that's no easy feat. Planning our local area of the future involves many moving parts. And it's not just about making our suburbs bigger or smaller or making trips in and out of the Beaches quicker. It's about changing how our places are planned and built, from today and years from now.

We have a great opportunity, as one new large Council, to create a single planning vision for the Northern Beaches as a whole - a roadmap for managing the way our area evolves, in a consistent, sustainable and coordinated way.

That means taking our four current Local Environmental Plans (LEPs) and working with our community and other stakeholders to create one new plan. Our new LEP, and the Development Control Plan that supports it, must be consistent with the themes and regional directions set by the Greater Sydney Commission in the North District Plan, and it must also respond to what our community told us when we developed our Community Strategic Plan.

We'll start the process by creating a 'local strategic planning statement'. This new planning document will outline our vision for the future, setting priorities and actions to achieve planning principles. It will confirm our commitment to a sustainable future and signal to the world where the Northern Beaches is headed.

We know our community is passionate about the Northern Beaches and want any future development to be in keeping with our lifestyle, environment, local character and changing community needs. This is already reflected in the strategies set out in the Community Strategic Plan, to "effectively plan for future growth by balancing regional priorities with local values".

I look forward to engaging with our community as we take on this important project together and create a place we will be proud to hand on to our children and their children.



Michael Regan
Mayor

Introduction

Council needs to develop a new approach to planning for the Northern Beaches and we need your help to ensure that what we end up with genuinely reflects our community.

This booklet aims to help our community understand changes to the way we will manage planning on the Northern Beaches and more broadly across Sydney.

These changes respond to the way our community is evolving and reflect our priorities set out in Shape 2028 Community Strategic Plan and the actions tasked to us in the North District Plan. The North District includes the Northern Beaches and is one of five districts that make up 'Greater Sydney'.

The first step in this process was completing a 'health check', which involved looking at all our existing local environmental plans against the North District Plan and the Greater Sydney Regional Plan. The next step will be establishing a 'local strategic planning statement' which is our road map for planning in our area over the next 20 years.

Reaching a vision to guide future growth will involve broad community engagement. We have already started talking with some community groups about planning in their local areas. We now want to hear from as many people as possible.

How you can help

We can all play a role influencing how growth happens. Over the next three years, Council will provide a number of opportunities - both online and in person - where the community can get involved, give feedback, share ideas and contribute to the development of a single planning framework.

We need to hear from as many people as possible, across every demographic and every suburb. We'll be asking your thoughts on several topics - like housing, employment, social, infrastructure and environmental issues - so that what we end up with a plan that works for you, our community and our places of the future.

“
The North District Plan sets out planning priorities and actions for improving the quality of life for residents as the District grows and changes

”
- North District Plan, 2018

“
...effectively plan for the future growth by balancing regional priorities with local values

”
- Shape 2028 Community Strategic Plan

Planning our future

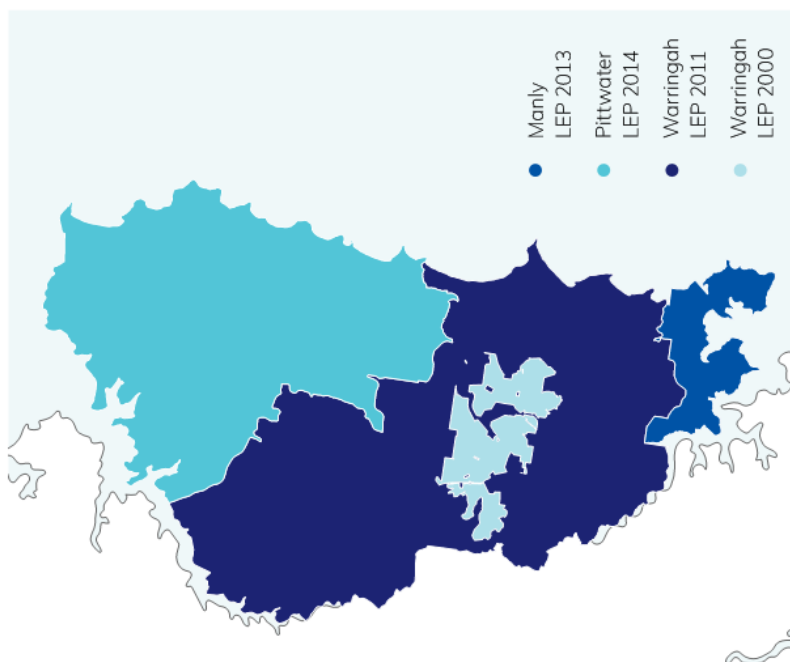
To address the changes in our community, be consistent with the North District Plan and accommodate our housing and job targets, we will be developing a new approach to planning on the Northern Beaches.

Currently, we have four Local Environmental Plans (LEPs) and Development Control Plans (DCP). One for former Manly (MLEP 2013) and Pittwater (PLEP 2014); and two for the former Warringah (WLEP 2000 and WLEP 2011), each with their own Development Control Plan (DCP).

Working towards a new approach will involve a number of strategies and plans:

- Local strategic planning statement
- Local Environmental Plan (LEP)
- Development Control Plan (DCP)
- Local housing strategy

A new LEP and DCP, supported by an local strategic planning statement and local housing strategy, means we will have a consistent, sustainable and coordinated approach to planning for the entire Northern Beaches that also recognises the uniqueness of our area. This will be our roadmap for managing the way the Northern Beaches changes over the next 20 years and beyond, as a local area and a broader Northern District.



The bigger picture

Our local planning is driven by what is happening on a global, national, state and regional level.

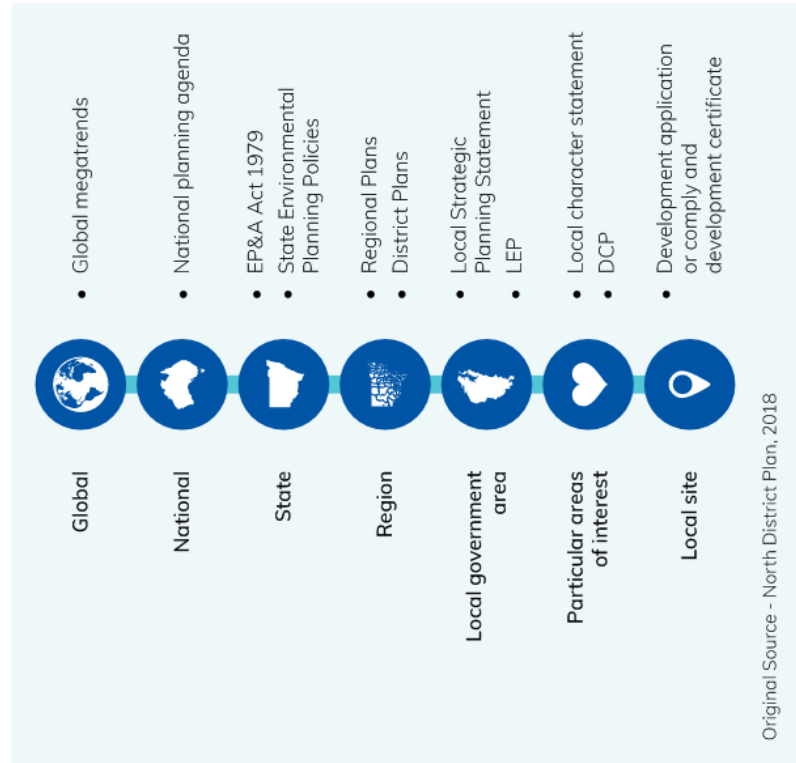
The local strategic planning statement, DCP, LEP and the local housing strategy will guide future development. The overall goal of these plans is to make people's lives better by making the places they live, work and spend time the best they can be, now and for future generations.

When planning for growth, we look at projections, trends and state government targets, consider environment and heritage impacts, consider planning opportunities and constraints and we consult with our community to come up with the best options for our area. We also have to address state, regional and district plans when planning at a local level.

Planning is:

- future orientated
- sustainability-focused
- about balancing people, the economy and the environment
- about our children and their children

We are growing and through great strategic planning we can influence how it happens.



Our new planning framework

There are many components to planning for the future. The North District Plan is our guiding plan and every effort we make to plan for the future needs to speak back to it.

What is an 'local strategic planning statement'?

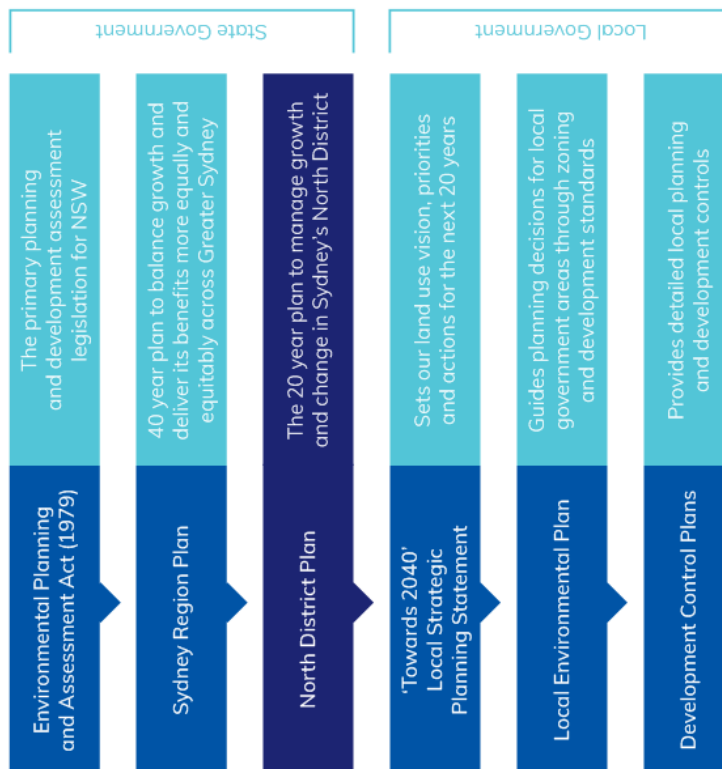
The statement is a new document that sets the land use vision, priorities and actions for NSW councils next for the 20 years. It is a strategic planning tool that will shape how development controls will evolve over time to meet the community's needs. Our statement is called 'Towards 2040'.

What is a Local Environmental Plan (LEP)?

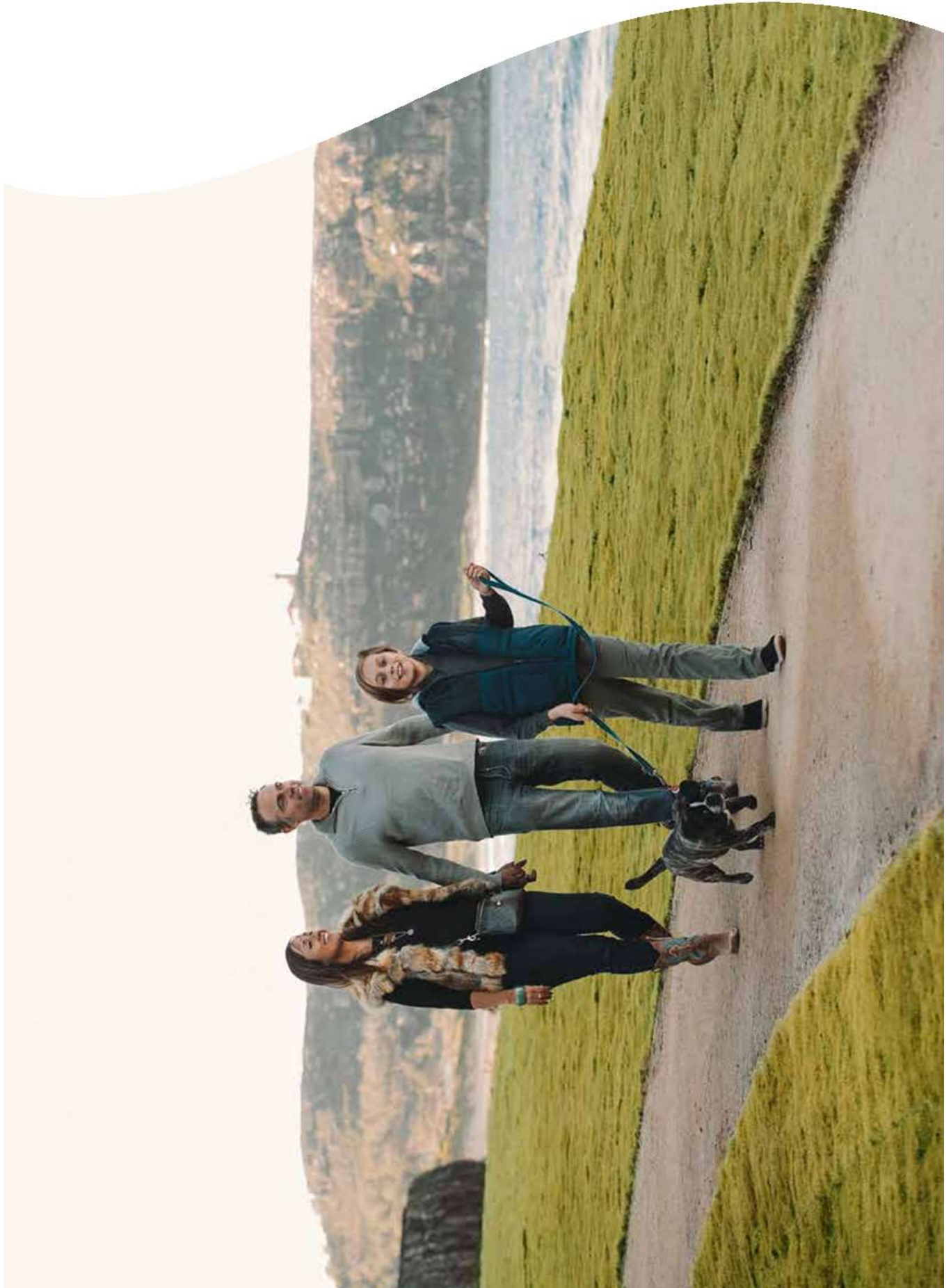
This plan guides planning decisions for local government areas. It does this through zoning and standards, which provide a framework for the way land can be used.

What is a Development Control Plan (DCP)?

This plan provides detailed local planning and development controls, that are tailored to local places to protect and enhance what is important to us.

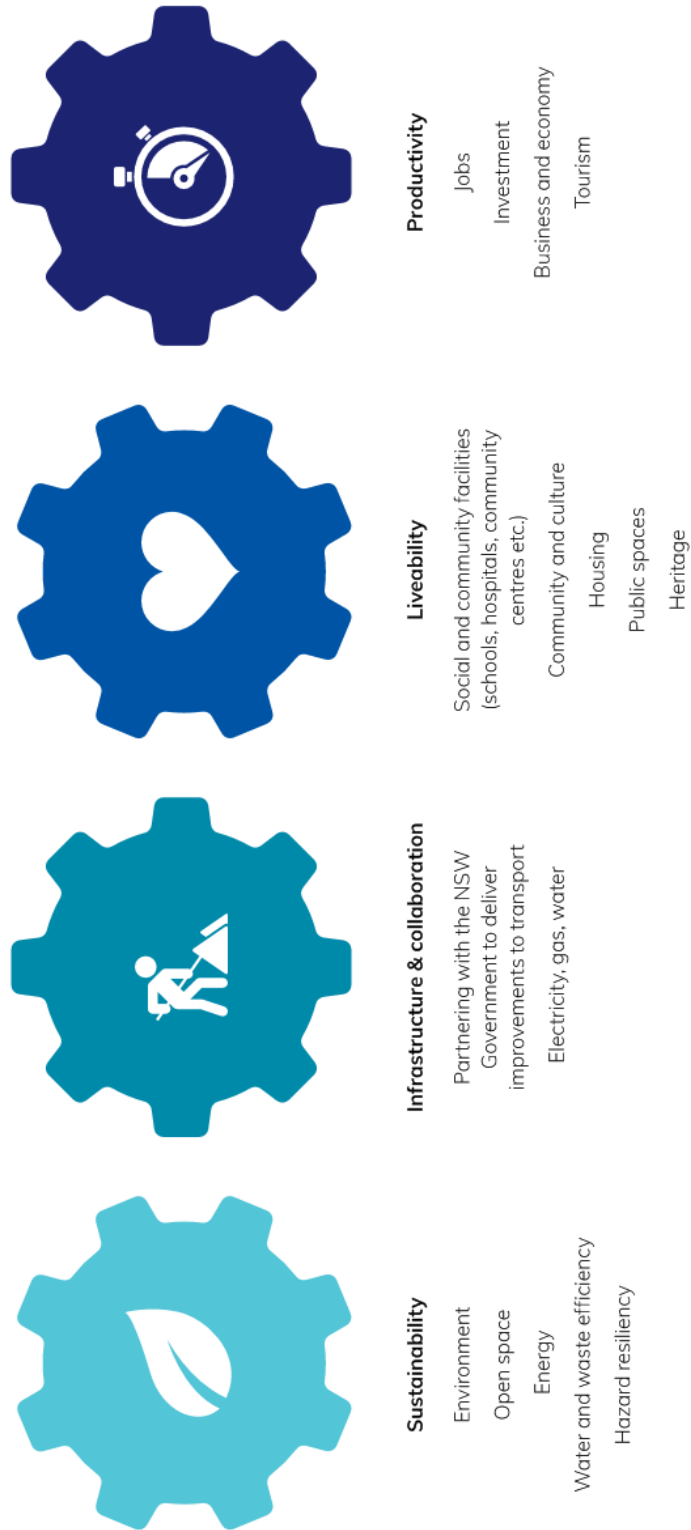






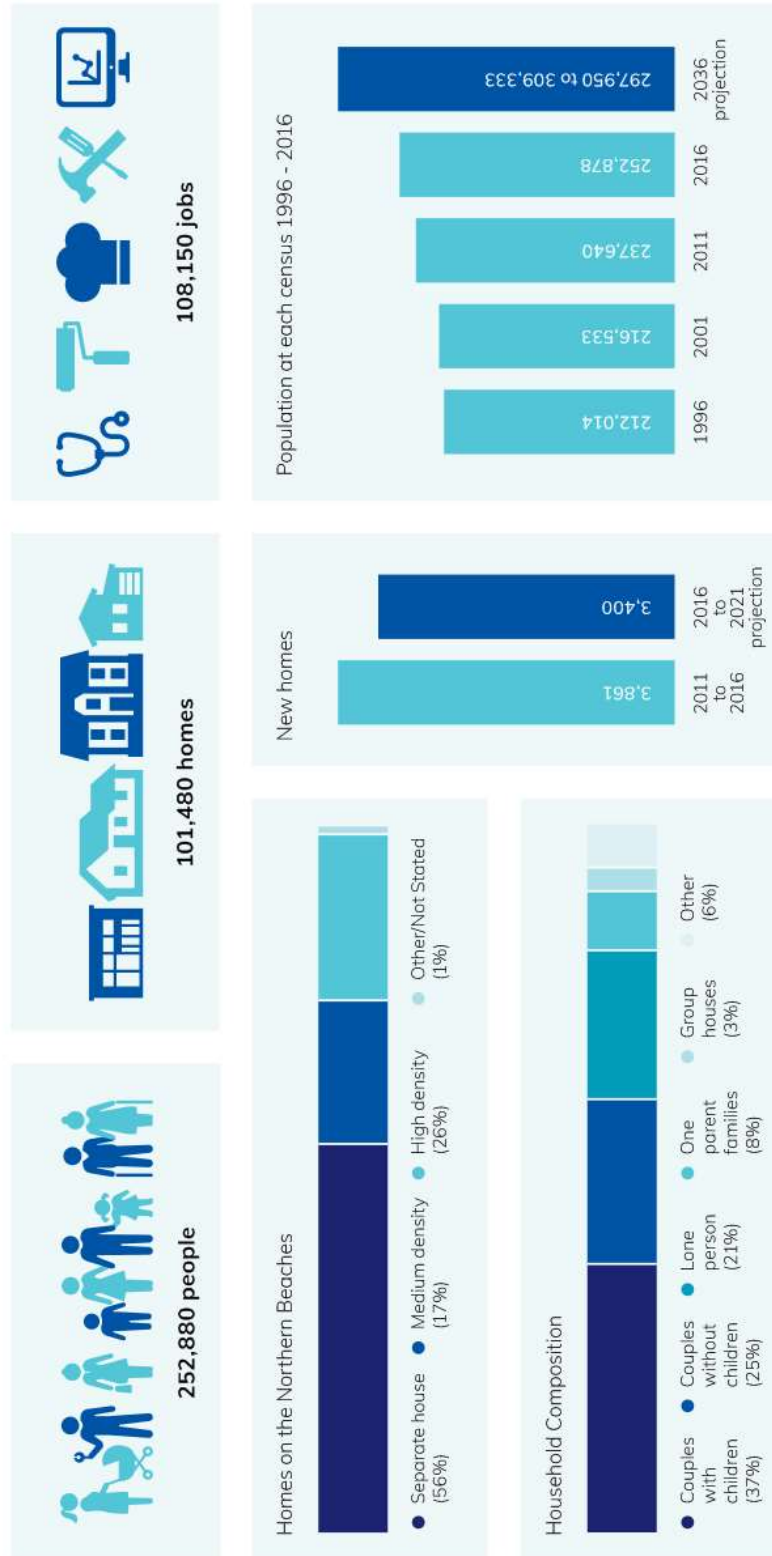
There are many cogs in the wheel

We need to consider many different elements when we plan for the future.



Snapshot

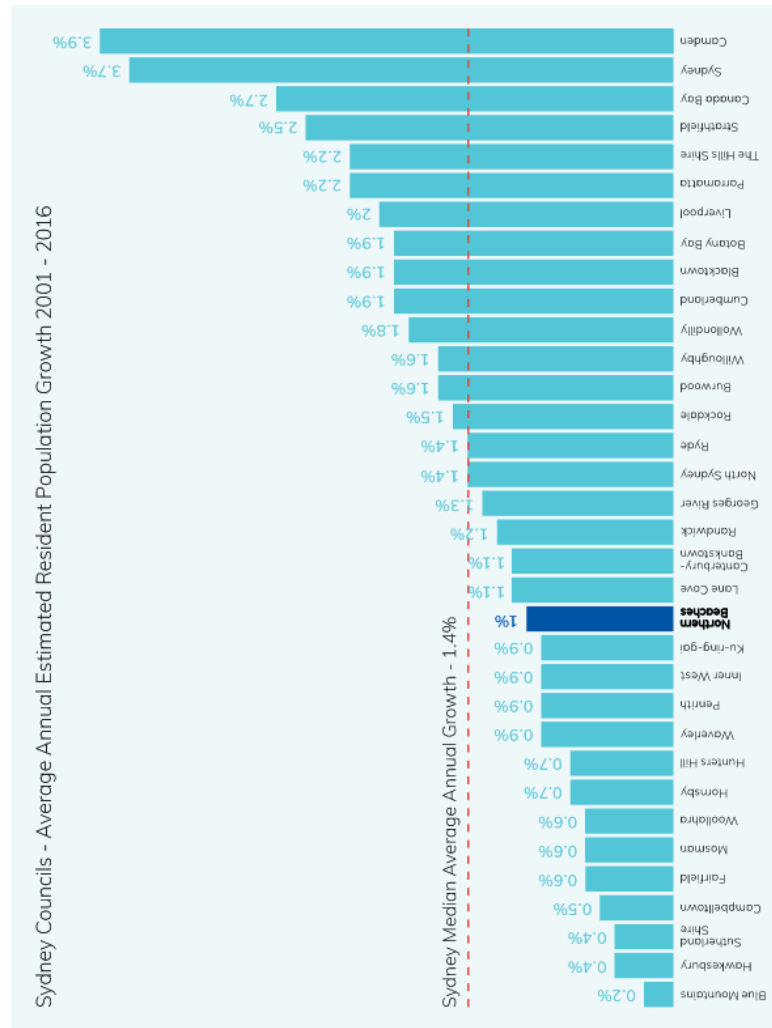
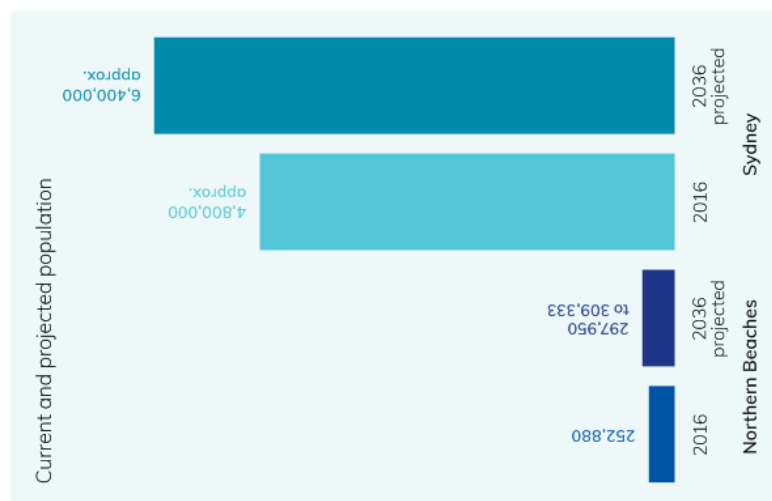
As we grow our community profile will change, and our needs will be different to what they are today. It's through good planning that we will be equipped to cater for this change.



Sources: Australia Bureau of Statistics, 2016 and .id based on 2016 Census

Looking forward

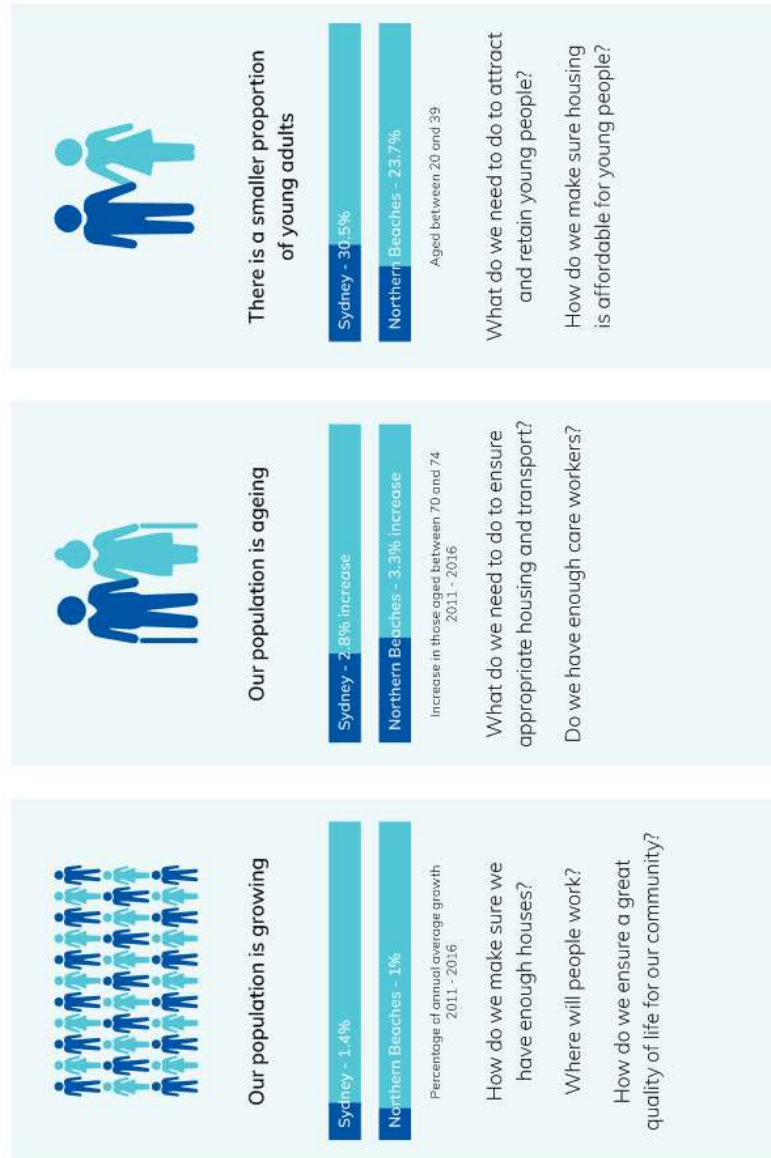
Our population is expected to grow by 45,000 in the next 20 years. This is significant yet well below the growth estimated for a majority of Sydney councils.



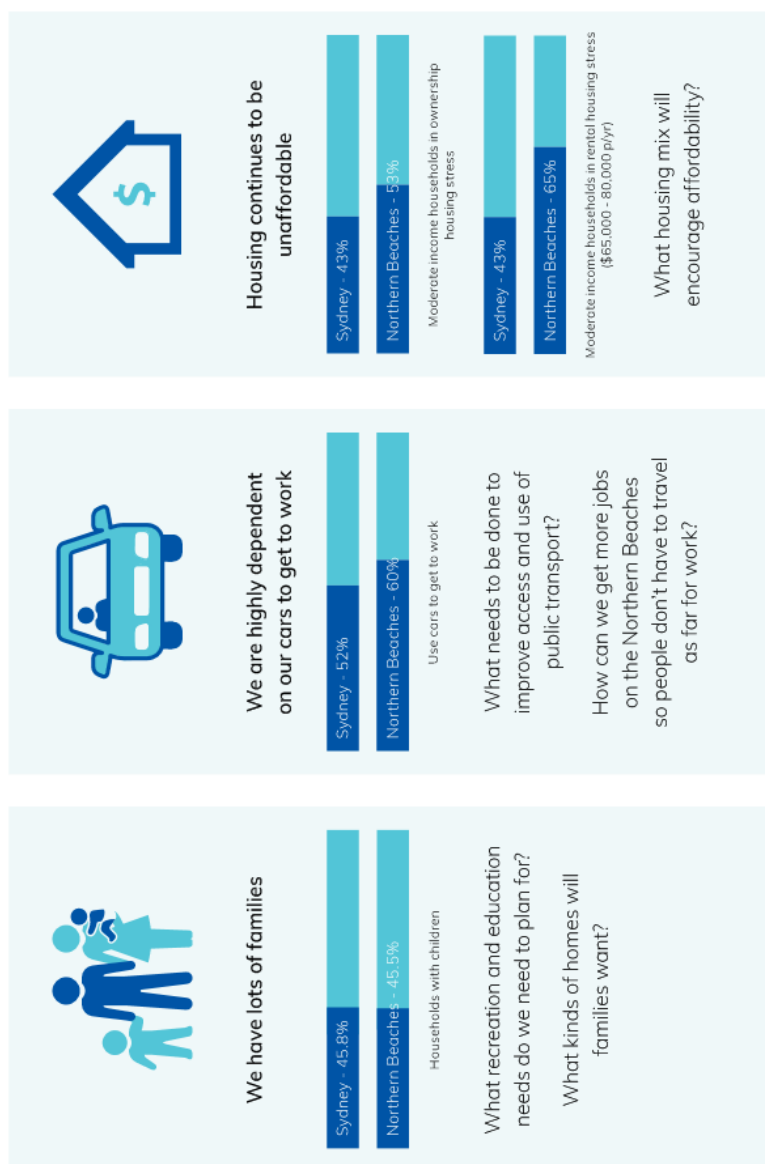
What's happening?

We need to understand population projections and trends on the Northern Beaches to best plan for the housing, infrastructure and employment needs of the future.

What we know about us:



Sources: Australian Bureau of Statistics, 2016 and 2006



Housing targets

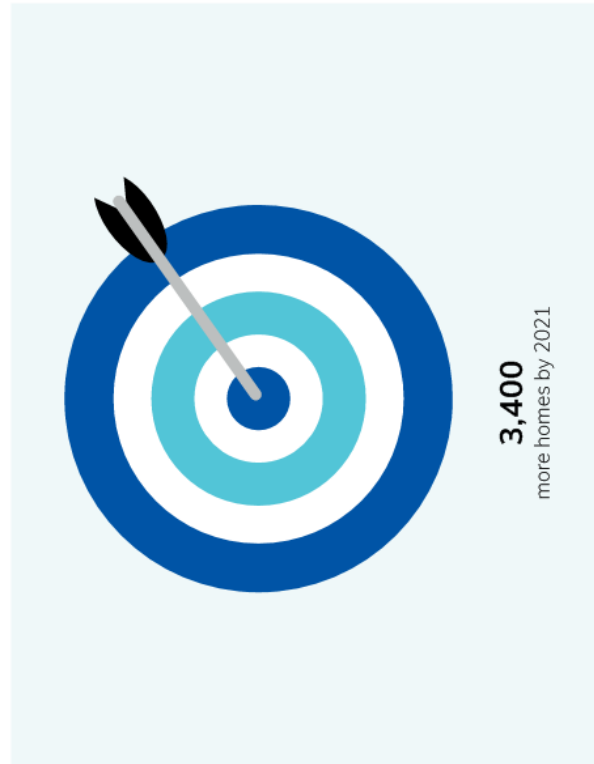
Sydney and the Northern Beaches are growing. To accommodate this growth, the State Government has set us housing targets.

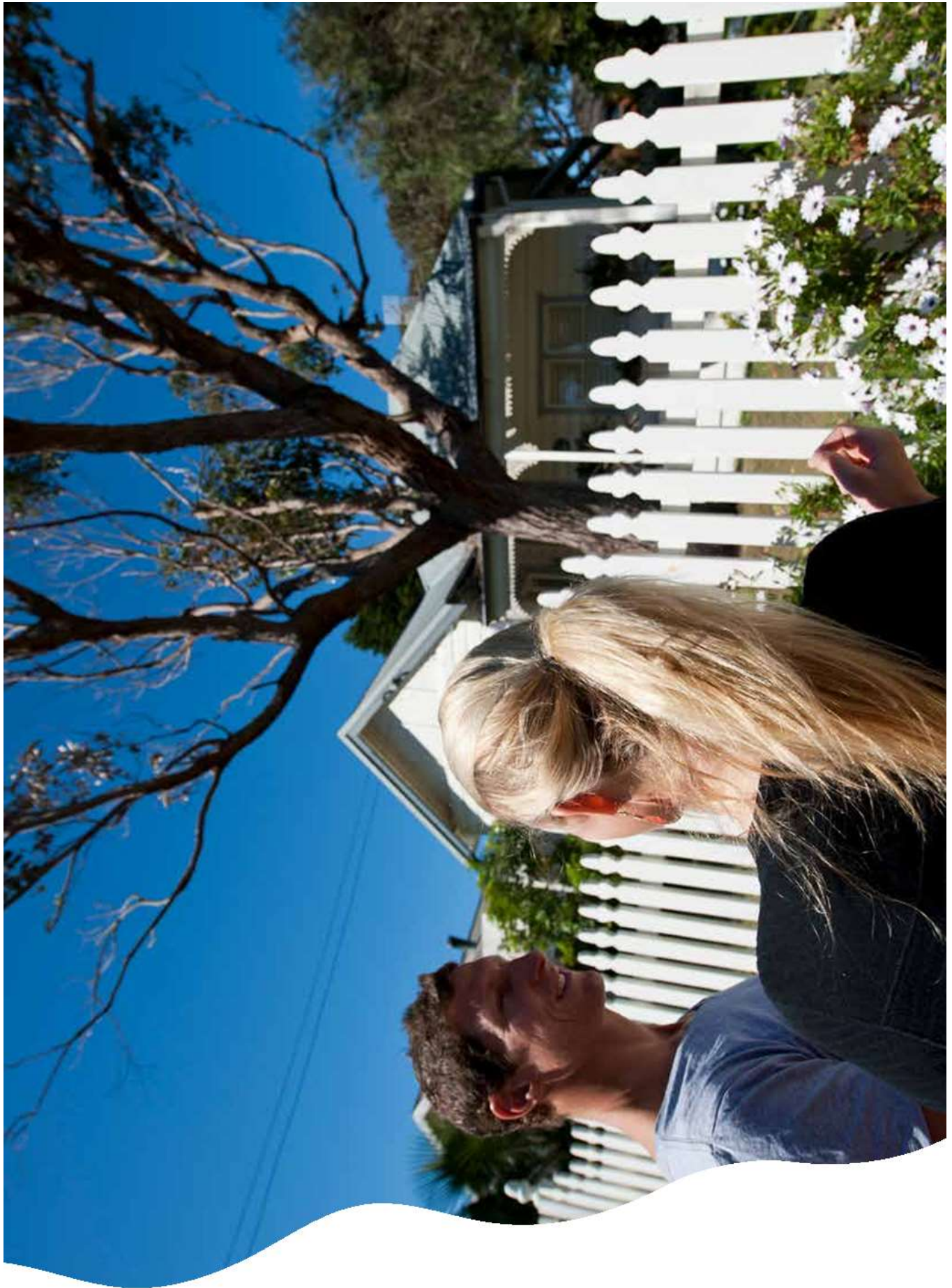
The State Government sets housing targets for each local government area based on projected population growth. For the Northern Beaches, we must plan for 3,400 more homes by 2021. This is not inconsistent with our previous growth and targets, and is less than the 3861 built between 2011 and 2016.

Future housing that will contribute to achieving this target includes:

- capacity in existing zoned areas (such as Dee Why Town Centre)
- Warriewood Valley
- Frenchs Forest Planned Precinct

The State Government also requires Council to provide a 10 and 20-year housing target. To do this we will develop a Local Housing Strategy (LHS) in consultation with the community. This LHS strategy responds to the changing needs of our community and helps align our housing growth with infrastructure and services to support our population







Job targets

The State Government has set Council job targets for each of our strategic centres that need to be reached by 2036.

We need to reach these additional jobs targets:

- Frenchs Forest - 2,700 to 3,700 jobs
- Dee Why/Brookvale - 3,000 to 6,000 jobs
- Mona Vale - 700 to 1,700 jobs
- Manly - 1,000 to 1,500 jobs

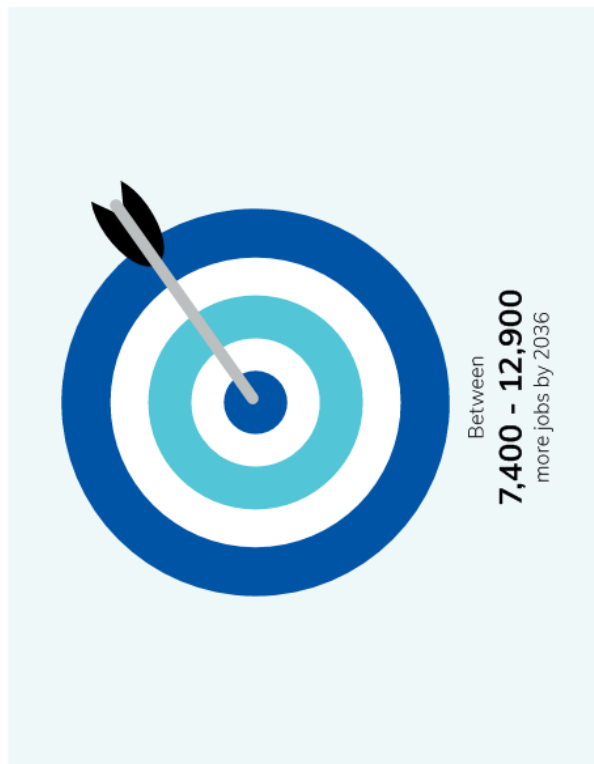
Council will be undertaking an employment study to determine how to best meet these targets and provide for the needs of our community.

Land for jobs is in short supply and we must protect it.

Planning for future job growth will help:

- provide jobs that match the skill sets of our community
- attract and retain young people
- strengthen the role of our centres
- help people live and work in the area long term.

The Northern Beaches aims to become a 30-minute city which means more people will be living and working locally.



How will we approach sustainable planning?

Our special bushland, coastal environment, transport links and strategic centres result in a unique set of considerations.

Principles

Council will develop a set of planning principles to help guide decisions about future change. These need to be based on directions from the NSW Government as set out in the North District Plan and our Community Strategic Plan. They are fundamentally based on good planning.

Our community will have the opportunity to help determine the planning principles for the Northern Beaches through the development of the local strategic planning statement.

Examples of good planning principles include:

- ✓ Develop our built environment in line with best practice sustainability principles
- ✓ Support the growth of jobs that match the skills of local residents
- ✓ Support new development with appropriate infrastructure
- ✓ Protect our natural environment from the impacts of development
- ✓ Prioritise jobs growth in existing centres
- ✓ Improve housing choice and affordability
- ✓ Preserve rural lands for rural purposes
- ✓ Create great public places
- ✓ Avoid development in hazardous areas e.g. flood prone land
- ✓ Improve accessibility to community services and facilities
- ✓ Promote safe and healthy communities
- ✓ Retain and manage industrial lands
- ✓ Support innovation and economic growth

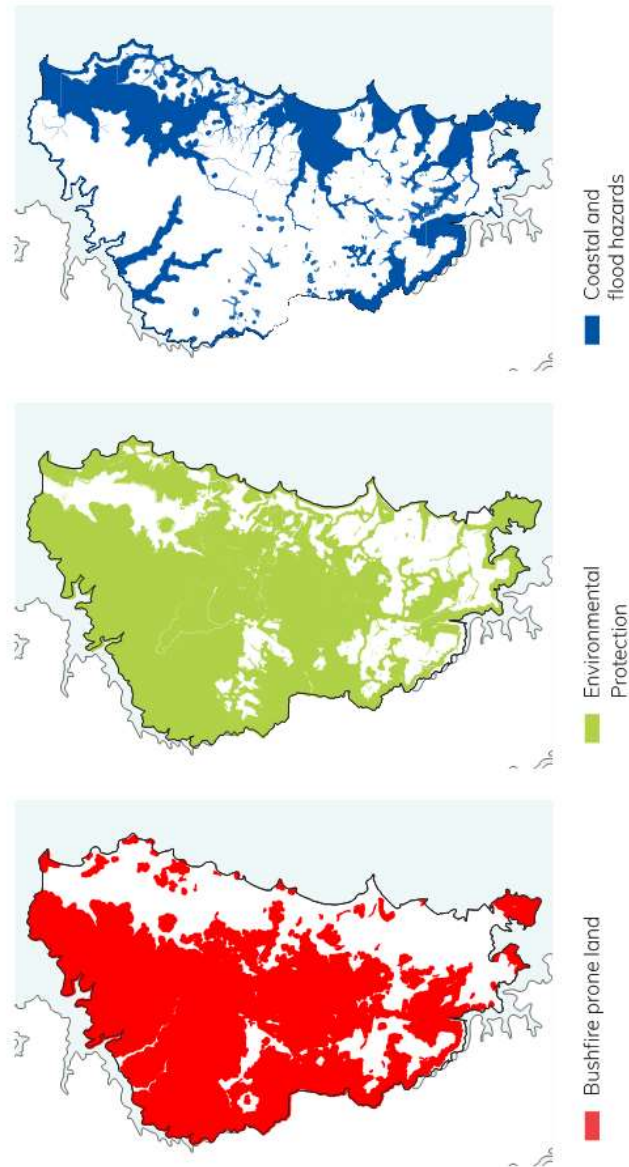
Planning our unique area

We must deal with a range of factors when planning for the future.

Constraints

These maps demonstrate some of the factors that will need to be considered when we plan for our future. They are examples only.

We will consider many other constraints and opportunities when planning for the future.



Q&As

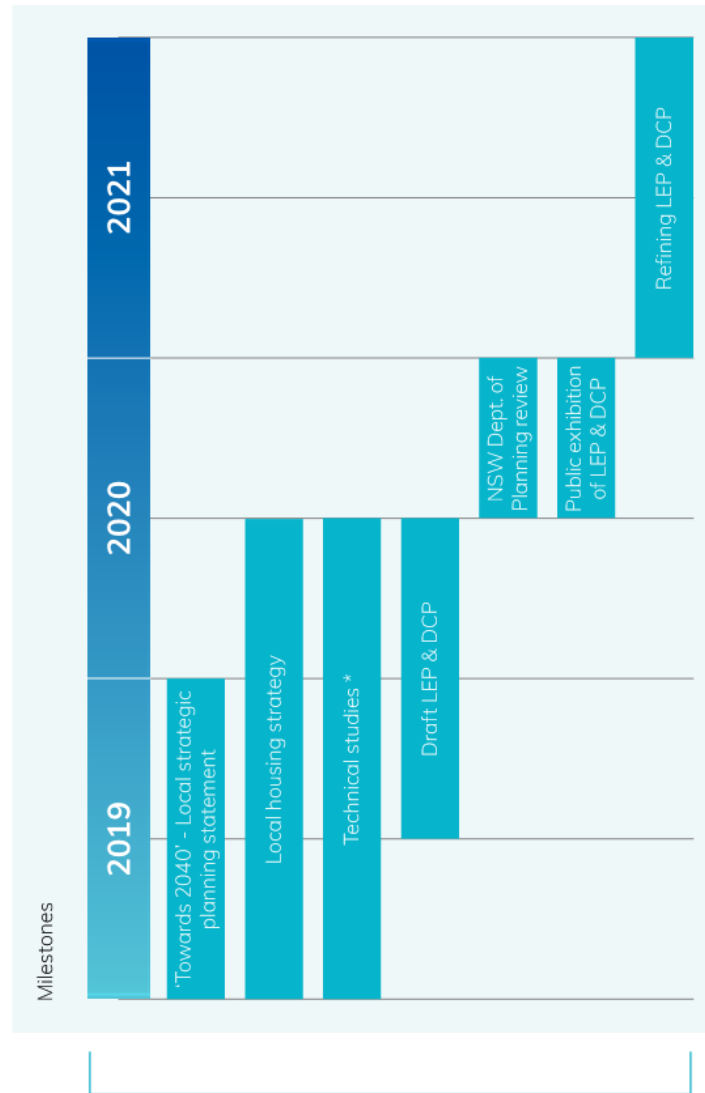
What does this all mean to me?

“	Why do we have to plan for growth? Can't we say 'no more'?	”	“	Will every part of the Northern Beaches see growth?	”	“	Won't we hit our targets with all the growth in Dee Why and Frenchs Forest?	”	“	Does the community get a say or is this all dictated by the State Government?	”
	<p>The population of Sydney is naturally growing. If we don't plan for growth and change now we will have serious issues to deal with in the future (more congestion, not enough houses, poor services and facilities etc).</p> <p>This is about setting the plan in place now so that the future of the Northern Beaches is sustainable and our quality of life is the best it can be.</p> <p>The District Plan will guide growth on the Northern Beaches alongside the rest of Sydney.</p>			<p>Many areas of the Northern Beaches are simply not suitable to accommodate any growth.</p> <p>Considerations will include housing and access to public transport, employment, and other services; constraints like bushland and flood prone areas and considerations for environmental and heritage protection.</p>			<p>There are likely enough homes being built across the Northern Beaches to reach our 5 year housing target but we still need to plan for the projected growth over the next 20 years and beyond.</p> <p>If we don't consider it now in a strategic way it means we won't have an area that is sustainable and functions well in the future.</p>			<p>The State Government sets the housing and job targets for each local government area in Sydney in order to accommodate growth projections but Council and the community will plan the best way to meet those targets.</p> <p>We will ensure everyone has a chance to have a say.</p>	

The job ahead

We will be conducting a number of studies to give us the information and guidance needed to make decisions about growth and change.

At each and every stage we will look to the community for feedback and ideas.



* A number of technical studies will inform plans (e.g. demographic analysis and employment).

Get involved

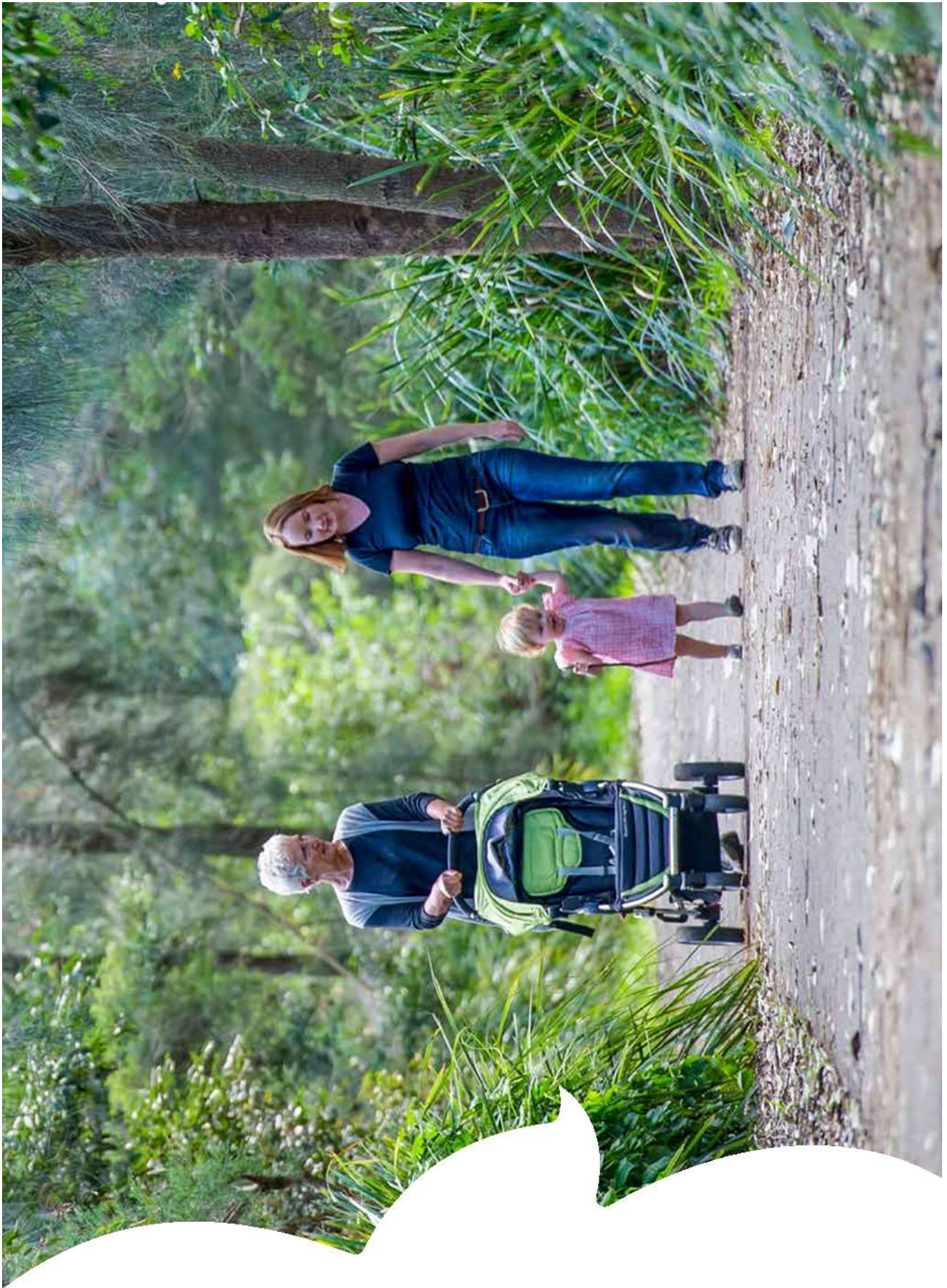
Planning for our future is important and we want you to be involved.
Extensive community engagement will be at the heart of each stage of this process.

There are many steps in the process and we'll be asking our community for feedback in a range of ways over the next three years as we work toward a final Local Environmental Plan for the whole Northern Beaches. We'll start with the local strategic planning statement.

Local strategic planning statement process:

Stage 1	Early 2019	Stage 2	Early to Mid 2019	Stage 3	Mid 2019	Stage 4	Late 2019
<ul style="list-style-type: none"> Learn more about the project Register to get involved Share your initial feedback and ask questions Sign-up for chance to attend the focus groups 		<ul style="list-style-type: none"> Help set the vision and direction of local strategic planning statement Complete online survey Strategic Reference Group workshop Community focus groups Submit your Q&As 	<ul style="list-style-type: none"> Draft local strategic planning statement on public exhibition Provide your feedback 	<ul style="list-style-type: none"> Council finalises and adopts the local strategic planning statement LEP process commences 			

To register your interest in the project now visit
northernbeaches.nsw.gov.au or email lep@northernbeaches.nsw.gov.au







Local Housing Strategy Guideline

*A step-by-step process
for producing a
local housing strategy
2018*



**Planning &
Environment**

Local Housing Strategy Guideline

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Introduction



Executive Summary

This guideline has been produced to support councils to develop their Local Housing Strategies. The guidance is intended to assist local authorities in setting a clear plan for housing in their area, over the next 10 and 20 years.

Local Housing Strategies tie council's vision for housing with State Government led strategic plans. They present council's response for how the housing components of District and Regional Plans will be delivered locally. Where housing targets (including affordable housing targets) are part of Regional or District Plans, these should be addressed in the Local Housing Strategy.

In developing a Local Housing Strategy, councils will consider the evidence base including demographic factors, the supply and demand for housing, and local land use opportunities and constraints, among other factors.

To promote the efficient use of land and infrastructure, Local Housing Strategies should align housing growth with supporting infrastructure and social services, such as schools, health facilities and public transport. This approach can efficiently use existing infrastructure and plan for future needs.

Councils will lead the preparation of Local Housing Strategies and are encouraged to consider the means for implementation at an early stage. Councils should discuss potential planning proposals with the Department of Planning and Environment's Regional Team at the earliest opportunity.

Where possible, planning proposals can be prepared concurrently alongside the Local Housing Strategy.

The preparation of a Local Housing Strategy should not prevent councils from continuing to prepare planning proposals required to meet current housing needs.

The Local Housing Strategy Guideline sets out an approach that councils may choose to follow. The Local Housing Strategy Template (Appendix A), contains the structure that councils within Greater Sydney will need to use. For regional councils, variations

to the template may be approved by the Department if sound justification for the departure is provided.

The final part of a Local Housing Strategy relates to monitoring and reviewing the local housing outcomes. When the evidence base or planning context changes, councils should update their Local Housing Strategies to ensure that they continue to plan effectively for local housing needs into the future.

While housing is directly linked to important planning issues such as employment and infrastructure, the Local Housing Strategy and this guideline focuses solely on housing. Local strategic planning processes will also consider issues such as employment, open space, and infrastructure provision. These elements can be part of Local Strategic Planning Statements, prepared by council. The Department has developed guidance for the suggested structure and content for Local Strategic Planning Statements.

The Steps to Produce a Local Housing Strategy

Step 1

Establish the Background
and Context; Analyse the
Evidence-Base

Establish the background and context

**Establish and analyse the LHS evidence-base
to identify the LHS requirements including:**

- housing supply gaps
- specific needs
- specific development capacity

Step 2

Establish the Vision,
Objectives and Evaluate
the Options

Establish the Vision

Identify objectives

**Consider land use planning options and other
implementation mechanisms**

Evaluate and select the delivery option

Community and
stakeholder engagement

Step 3

Implementation,
Consultation and Delivery

Prepare implementation and delivery plan

Exhibit draft LHS

LHS approval authority to review LHS

**Planning proposal submitted to the Department of
Planning and Environment**

Step 4

Monitoring, Reporting and
Reviewing

Monitor, report and review implementation of LHS

Figure 1: The process for developing a local housing strategy

The Value of Local Strategic Planning

Strategic planning is the basis of the NSW planning system. Strategic plans tell the story of a place: its background and history, its vision and aspirations for the future and plans to achieve these.

The Environmental Planning and Assessment Act 1979 provides for plans at the Regional and District level. Councils have the local knowledge and expertise in strategic planning that is necessary to translate higher-order planning objectives in Regional and District Plans into implementable plans at the local level.

Local Housing Strategies (LHS) are one output of this local strategic planning process. They are strategic plans for housing in local government areas. They are produced by councils with input from the community and set the framework for the local government area's housing development.

An LHS provides councils and communities the opportunity to develop a strategy that influences how and where they will grow to support a growing population, ageing community, and a change in household structure.

Each council and their community will have the opportunity to establish a preferred outcome so that future growth can be delivered in line with the relevant Regional and District Plans.

By responding to the Regional and District Plans, councils will better integrate local level planning for housing with broader State and regional plans for infrastructure, employment, open spaces and other elements of the built and natural environments. Long term plans for housing will also better accommodate growth that is higher or comes sooner than expected.



Step 1

*Establish the Background
and Context, Analyse the
Evidence Base*



Step 1 in the process is focused on the local context and background, and analysing the evidence base to inform the next steps in the strategic planning process.

The main parts of this process are:

- the planning and policy context;
- the LGA snapshot; and
- an analysis of the evidence base.

Councils should meet with the Department of Planning and Environment regional team as soon as the decision is made to commence an LHS, to discuss the LHS scope, process and timeframes.

1.1 Planning and policy context

LHSs will be developed within the planning and policy context of the day. This includes the federal, state and local government legislation, State Environmental Planning Policies, Regional and District Plans and policies relating to planning, housing, infrastructure, and employment for the LGA (see Figure 2).

Councils will lead local strategic planning in their LGAs, which will include the development of Local Strategic Planning Statements. The statements will complete the strategic planning hierarchy and will set out the land use vision, priorities and actions for the local area. The Department has developed guidance for the suggested structure and content for Local Strategic Planning Statements.

While the focus of LHSs is housing, it is necessary to integrate planning for housing with broader local planning for infrastructure, employment and open space provision. Accordingly, LHSs may sometimes be developed alongside other council strategic plans. This Guideline forms part of the local planning toolkit where it is indicated in the relevant Regional Plan¹.

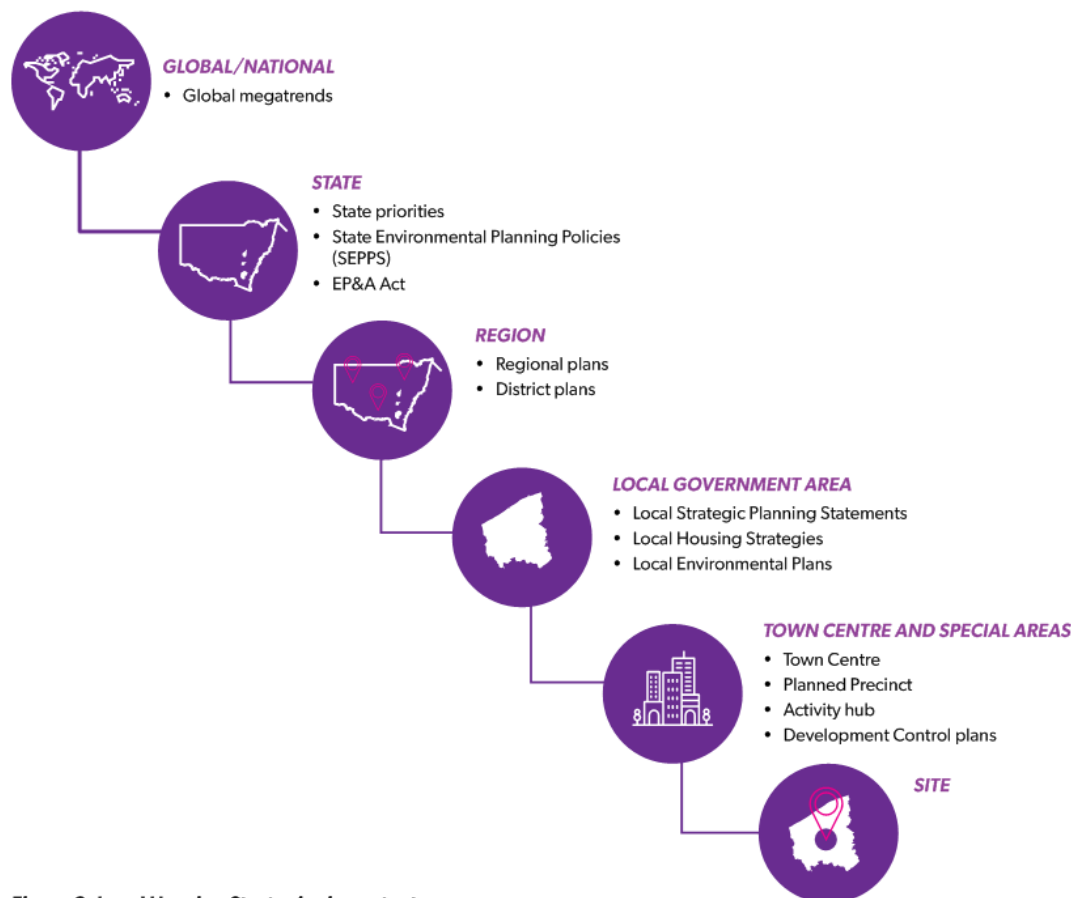


Figure 2: Local Housing Strategies in context



1.2 LGA Snapshot

The LGA snapshot should comprise an overview and description of the area. It should consider the urban structure of the LGA and its role in the District and Region, including any cross boundary issues. It should identify social, environmental, and economic factors that are relevant to the LGA, or the wider region where relevant. For example, the transport network, centres, bushfire or flooding risks, heritage, or a significant industry-base within the LGA, or a neighbouring LGA.

The LGA snapshot can outline the work that councils have done to encourage housing supply. This may include working with State agencies to deliver land release areas or renewal in established areas. The LHS should also include a consideration of the existing housing stock in terms of its location, type, and tenure.

The LGA snapshot should acknowledge the infrastructure that is needed to support housing. It should identify the existing infrastructure, such as public transport (mode, routes and capacity), schools and health services (public/private, location, specialty, capacity), that support housing in the area and any planned and committed infrastructure projects. Where possible it should identify the capacity of the existing and future planned infrastructure, noting the additional capacity that will be created by future infrastructure to support additional housing.

1.3 Establishing the evidence-base

Establishing the evidence-base enables the identification of where housing supply is adequate and where gaps will need to be addressed by delivering new housing or housing of a specific type.

The evidence-base may include consideration of factors beyond the LGA, such as work travel and migration patterns.

There are four components to consider when establishing the evidence-base:

- Demographic indicators of social and economic factors
- Housing demand trends and diversity
- Housing supply trends and diversity
- Land use opportunities and constraints.

1.3.1 DEMOGRAPHIC INDICATORS

Analysis of demographic indicators and projections provides insights into the current and future housing needs of the LGA's population. Information about the LGA's population change over time, age structure and household types should be considered in the preparation of an LHS. The indicators should be examined in the context of other relevant LGA information and compared with State or national level data. Data may also be required at a lower level, such as by suburb, to plan for the different parts of an LGA.

The information sources listed below should be used in the preparation of an LHS and can be supplemented with council's own data sources.



POPULATION AND HOUSEHOLDS

The NSW Population Projections Data³ and the NSW Household and Dwelling Projections Data should be used to consider the following factors:

- Population change: the historic and current populations and the projected population change, and the drivers of population change.
- Population age: the population by age grouping and the projected change over time.
- Dwelling requirements: the projected dwelling requirement.
- Households: the total number of households and how this has changed and is projected to change over time.
- Household types and family composition: the household types, such as lone parent, couples with or without children, and group households, and how these are projected to change over time.
- Average household size: the average household size for the LGA and how this is projected to change over time.

The Australian Bureau of Statistics (ABS) Community Profiles provide a thorough statistical picture of an area, providing data relating to people, families and dwellings. The Time Series Profile presents data from three Censuses, allowing meaningful comparisons to be made. Census data can provide information about the population and housing context with regard to factors including:

- Dwelling structure
- Number of bedrooms
- Tenure and landlord type
- Household income.

The Department of Family and Community Services (FACS) 'NSW Local Government Housing Kit'¹¹ can assist councils to understand housing needs and issues in their region. The database includes timeseries data and provides information on a range of housing topics including: public housing stock; Commonwealth Rent Assistance; proportions of affordable rental and purchase for various income levels and housing stress, being defined as households incurring housing cost above 30% of their equivalised household income. The Rent and Sales Report¹², also produced by FACS includes timeseries data and is the sole authoritative source of data on NSW rent movements.

1.3.2 HOUSING DEMAND

The analysis of housing demand should include a consideration of market preferences including where people want to live in the LGA and in which types of homes. Councils in Sydney can refer to the housing market areas set out in research by UNSW¹³.

Housing demand will be influenced by factors in the broader housing market generally and by factors that influence demand for housing within local housing markets. These influences include household growth, infrastructure availability, local and regional amenity, employment opportunities, taxes, interest rates and immigration, many of which are outside of the control of local government.

Establishing housing demand requires an analysis of the:

- Underlying demand – which is the theoretical 'need' or number of new homes required based on the projected number of households. The level of underlying demand is primarily driven by migration and demographic factors; and
- Effective demand – which is the size, type and location of dwellings that people are willing and able to buy and rent. Councils may wish to consider both the 'stated' housing preferences (through a survey for example) and 'revealed' preferences, being the types of homes people actually choose.

Housing for particular needs also needs to be considered in the development of an LHS, including:

- seniors and people with a disability
- affordable rental housing
- students.

A consideration of social housing wait times should also be used to inform the understanding of housing demand. FACS releases information on the expected social housing waiting times by geographic regions. If the LGA includes social housing dwellings, councils may wish to discuss the potential redevelopment of elements of the portfolio with Land and Housing Corporation to help increase social housing supply.

DEMAND FOR AFFORDABLE HOUSING AND HOUSING AFFORDABILITY

LGAs will have differing demand for affordable housing and housing at a variety of prices.

Housing affordability refers to the capacity of individuals or households to enter the rental and privately owned housing markets, whereas affordable housing is defined in the *Environmental Planning and Assessment Act 1979* (the Act).

The *State Environmental Planning Policy (Affordable Rental Housing) 2009* (AHSEPP) defines a household to be a very low income household, low income household or moderate income household if the household has a gross income that is up to 20% above the median household income for the Greater Sydney Region (according to the Australian Bureau of Statistics) and pays up to 30% of that income in rent. In considering the demand for affordable housing councils may wish to consider aspects such as existing affordable stock, incomes, rent and sale prices, housing stress, employment and homelessness.

AFFORDABLE LIVING

To complement the consideration of affordable housing and housing affordability, councils may wish to consider the concept of affordable living. Affordable living recognises that there are additional costs for households associated with housing choices, besides rental or mortgage payments. The location and type of dwelling can impact ongoing household costs including costs related to transport and energy consumption. In some cases, these costs may offset the benefits of lower mortgage or rental payments. While affordable housing and housing affordability are measured by the cost of housing relative to income, affordable living considers the cost of housing in conjunction with the cost of accessing employment, services, and utilities.

Step 1

DEMAND FROM LOCAL WORKERS

In preparing an LHS councils should also consider the sources of employment for very low, low or moderate income earners who perform an important service within an area, but are unable to live nearby due to price constraints. The industries which these local workers are part of will vary, depending on location.

1.3.3 HOUSING SUPPLY

Housing supply is considered in terms of the total supply of housing and the amount of new housing.

For councils within Greater Sydney, the Department of Planning and Environment's Sydney Housing Supply Forecast²¹ provides information on where, when, and how many new homes are likely to be built. The forecasts are used across Government to inform infrastructure planning and service delivery to support new housing development. They also inform decisions on future land use zoning to ensure adequate levels of new housing supply are maintained.

The Forecast is one indicator of the extent to which additional demand can be met within existing planning controls and economic conditions. The Forecast takes into account current residential developments that are either under construction or approved, as well as analysis of likely future development under current zoning and planning controls. The Forecast also takes account of information gathered from local councils and industry.

For Sydney councils, detailed contemporary monthly data for both dwelling approvals and dwelling completions are available via the Metropolitan Housing Monitor Sydney Region and the Housing monitor reports. Councils in the Hunter and Illawarra

Regions should discuss the local housing monitor programs with the Department's relevant Regional Team. Presently, a Department of Planning and Environment generated housing supply forecast is not available in other parts of the State. Councils outside of Sydney may consider preparing a forecast of housing supply to inform their LHSs.

Establishing the housing supply that is already available in the LGA, considers an analysis of:

- amount and type of current and planned housing stock
- rental vacancies (where possible) and vacancy rate
- price and type of dwellings for sale
- capacity within the existing land use controls for additional housing
- potential displacement of existing housing due to redevelopment.

CURRENT AND PLANNED HOUSING

Current and planned housing includes provision of new housing from submitted development applications and commenced but not yet completed developments.

There will also be housing capacity created by state and local government actions, including:

- planning proposals,
- land release areas, especially serviced lots, and
- approved Planned Precincts, State Significant Precincts and Urban Renewal Corridors.



CAPACITY OF EXISTING LAND USE CONTROLS

Councils will need to identify the theoretical development capacity in their existing land use controls i.e. the number of additional homes permissible under the current planning controls.

There are many approaches to determining development capacity, however it essentially involves comparing the number of existing dwellings and the number of dwellings that would be delivered if the current land use controls were fully developed. The differential in dwelling numbers equates to development capacity. This analysis should also consider whether any of the existing planning controls (such as floor space ratios) are unnecessarily impeding the development of housing.

The theoretical development capacity then needs to be compared with what is likely to happen over the timeframe of the LHS, taking into account the feasibility of development and likely take up rates of the capacity identified. This consideration can be informed by:

- the number of sites that have development capacity and how much capacity will be used (assuming that a certain proportion may never be developed)
- the development approval and construction/occupation certificate data, which will help indicate the rate and types of housing that has been, and is likely to be, delivered
- input from the local development industry.

A housing supply forecast of the likely future rate of development under the current land use controls can then be made. The forecast can be compared with the housing demand data to identify supply gaps.

STATE GOVERNMENT-LED REGIONAL AND DISTRICT PLANNING

The LHS will need to respond to State Government initiatives that increase housing supply, including proposals in relevant Regional and District Plans. The State Government may deliver major housing development opportunities via:

1. Planned Precincts, State Significant Precincts and Urban Renewal Corridors that involve targeted rezoning and direct coordinated funding and delivery of supporting infrastructure
2. Investigation Areas where the State Government can work with local government to deliver on the housing requirement of Sydney
3. Urban transformation projects led by Urban Growth NSW and Transport for NSW that involve the development of large sites and significant amounts of government-owned land alongside the provision of new transport infrastructure
4. Land and Housing Corporation Developments by the NSW Land and Housing Corporation (LAHC)^{vi} which is responsible for the management of the NSW Government's social housing portfolio

5. Surplus Government land. These sites may also present future housing opportunities.

The LHS will need to acknowledge any State government-led development programs identified within the LGA, and note the areas and the amount of housing that the programs aim to deliver.

1.3.4 LAND USE OPPORTUNITIES AND CONSTRAINTS

Different land use opportunities and constraints should be analysed across the LGA to identify areas with development capacity. In identifying and analysing the relevant opportunities and constraints for housing, alignment with the Regional or District Plan is a key consideration, along with the capacity of existing and planned infrastructure to support growth.

Opportunities may include:

- Existing residential development – type, age, dwelling density, condition, ownership pattern, urban design, scale, form and amenity
- Transport infrastructure – road, rail, light rail, bus, ferry, cycleways
- Urban form and liveability – scale, form, character, open-space, connectivity, walkability
- Employment centres – retail centres, business and industrial centres
- Social infrastructure – schools, parks, health services.

Constraints may include:

- Environmental factors – riparian zones, contaminated lands, hazardous activities, high fertility soils
- Natural hazards - flooding, tidal inundation, bushfire, slope, unstable land
- Incompatible uses – heavy industry, sewage plant, high voltage transmission lines, aircraft noise, agricultural land
- Lack of financial feasibility – due to market forces or planning controls
- Utility service availability – water, sewer, drainage, electricity, gas, telecommunications
- Conservation resources - places of ecological, scenic, heritage or archaeological value.

INFRASTRUCTURE

Providing the right infrastructure at the right time is key to supporting the development of housing throughout NSW. The importance of using existing and proposed infrastructure effectively needs to be understood to inform the development of an LHS.

Councils have a role in aligning delivery of local housing with infrastructure delivery through the funding of infrastructure via, for example, development contributions, grants, budget allocations, user fees and charges, and public private partnerships.



Regional Plans and District Plans are prepared with regard to any 20-year State infrastructure strategy, 5-year infrastructure plan and sectoral State infrastructure strategy statements. It is important for LHSs to be aligned with the infrastructure directions set out in these strategic plans to address the future population's needs. In some cases, the provision of new infrastructure projects by the State government and councils will be critical to delivering new housing supply. In other cases, an LHS will be able to direct housing growth to make better use of existing infrastructure.

Councils should engage with State government infrastructure agencies throughout the development of the LHS to ensure that current and future projects are incorporated into the LHS, and that the LHS is aligned with the provision of infrastructure and services. The Department can help facilitate council discussions with Government infrastructure agencies.

Finalised LHSs will assist infrastructure agencies by setting out where the long term housing growth is planned.

1.4 Analysing the evidence-base

The analysis of the evidence-base will provide insights about the demand for and likely delivery of housing in the LGA. It needs to determine if there are any gaps in housing supply and what is required, or is likely to be required, so that new housing supply can be facilitated to address those needs.

The evidence-base analysis needs to identify:

- gaps in general housing supply
- gaps in housing for specific needs – such as housing diversity and affordable rental housing
- any barriers to supply such as high land fragmentation or limited feasibility
- the areas with development capacity.

1.4.1 HOUSING SUPPLY GAPS

Some areas will be expected to meet or exceed the dwelling supply required by the future population. This positive outcome will place downward pressure on housing prices and will better allow the market to respond to unanticipated additional demand that arises from a major infrastructure project, for example.

If the forecast housing supply is lower than the projected housing need there is a gap between the housing supply and demand. The District Plans establish that the LHS is the mechanism for quantifying, and responding to identified gaps in housing supply across the LGA.

The analysis of demographic, housing and affordability data may also reveal the need for specific housing for key groups. It is important that the LHS aims to deliver a range of housing types at different price points to help meet local needs. The District Plans note that affordable housing is a key issue in Greater Sydney as

house prices have risen over the past decade in comparison to income growth. Many Regional Plans also recognise this issue and contain actions to support a greater supply of affordable housing.

1.4.2 IDENTIFYING DIFFERENT AREAS WITH DEVELOPMENT CAPACITY

Analysis of the multiple opportunities and constraints factors across the LGA, from the evidence base established in 1.3.4, should identify different areas with capacity for development.

Development opportunity areas may consist of areas within the LGA that:

- are in council's view able to accommodate more development due to having strategic, environmental, amenity and/or infrastructure capacity, or
- have been identified under State Government regional and district planning processes.

Developmental opportunities will be constrained by areas that:

- need to be conserved for reasons of cultural, environmental or heritage significance
- have less capacity to accommodate new growth.

AREAS WITH DEVELOPMENT CAPACITY

Areas that are identified as having capacity for further development within 10 years will be the primary focus for councils who are predicting gaps between supply and demand for housing.

In Sydney, the Greater Sydney Commission will work with councils to develop 6-10 year housing targets. Significant work has been undertaken by the councils and the GSC as part of the Technical Working Group meetings.

Councils may seek to encourage housing that offers diversity and choice and discourage inappropriate housing types, such as rural-residential development, in certain areas. Councils should also consider the aims of Regional Plans in terms of providing housing that is located near centres, supports walkability and addresses diversity needs.

Additionally, some areas may be able to provide housing beyond the next ten years. These areas could be retained for future redevelopment and identified as such, so as not to make future redevelopment at higher densities difficult.

**AREAS TO BE CONSERVED AND ESTABLISHING FUTURE
LOCAL CHARACTER**

The LHS should identify any areas that have been previously identified as having cultural, environmental or heritage significance. LHSs will also have the opportunity to identify areas that, for reasons relating to infrastructure capacity and amenity, will have less capacity to deliver new housing. Opportunities to identify existing and desired future local character will be important considerations for the delivery of housing needs. Generally, good design outcomes should not preclude some additional housing in these areas.

In association with this, councils will need to demonstrate an overall capacity to deliver enough and the right types of homes in the right locations. Councils will also need to consider how the desired future character of local areas and neighbourhoods will be achieved through strategic planning, development controls, and development assessment. This will be supported by guidance to be released by the Department on identifying and supporting local character through the planning system.

Step 2

*Establish the Vision,
Objectives and Evaluate
the Options*



Step 2 is the process of identifying council's housing vision, the priorities for the council's stakeholders and its community, and identifying and evaluating the options for delivering new housing.

2.1 The housing vision

The housing vision for the local area will describe the community's priorities and aspirations for housing in the LGA over the next twenty years. The housing vision may be informed by council's broader strategic vision for the area, as expressed in its Community Strategic Plan or Local Strategic Planning Statement, when these are developed.

A vision recognises the story of a place – where it has come from, what it is like now, and what it will ideally be like in the future. It sets the benchmark against which decisions can be measured and assessed. The housing vision should be informed by the planning and policy context, LGA snapshot, and the evidence-base analysis, that are part of Step 1.

2.2 Identify stakeholder views and priorities

It is important for councils to understand the views of stakeholders. This process should involve a wide cross-section of stakeholders that is representative of the community.

Councils should aim to identify the views of stakeholder groups including (but not limited to) the local community, government agencies, housing providers, land owners, and the development industry. The stakeholders will often offer competing views, but will provide helpful information to councils prior to exhibition of the draft LHS.

The purpose of this stage of consultation is to establish:

1. the community and stakeholders' goals
2. the community's preferred land use planning approaches
3. The Government's infrastructure delivery priorities and plans from infrastructure delivery agencies.

2.3 The local housing strategy objectives

The LHS objectives are council's long term goals for housing in the LGA. The analysis of the evidence-base and the planning context (Step 1) should be considered alongside the stakeholder views to inform the development of LHS objectives.

The objectives will need to be consistent with the relevant Regional and District Plans. If any gaps in the housing supply have been identified, the objectives should include measures to close the gaps by providing for a sufficient supply of new housing.

Objectives should be based on consideration of:

- the demographic trends occurring in the area and how these trends will impact the quantity and form of housing required in the future
- the feasibility of delivering development within the capacity of the current LEP planning controls
- the quantity, type and affordability of existing housing in the area
- the gap between current needs and supply of rental accommodation for the very low income, low income and moderate income households
- the gap between underlying demand and supply for affordable purchase for the very low income, low income, and moderate income households.

The LHS objectives should include:

- Aligning the planned housing growth with the regional and district plans for housing, including housing and affordable rental housing targets (if applicable)
- Aligning housing growth with supporting infrastructure
- The amount and type of housing required to be delivered by the market to address a future 10-year need, and align with the 20 year strategic plan
- The amount and type of housing required to address particular needs, including:
 - affordable housing
 - adaptable housing
 - seniors and people with a disability
 - local workers
 - students
- Consideration of the areas within the LGA that:
 - have been identified under State Government regional and district planning processes for intensification, and the amount of housing they are intended to deliver;
 - are able to accommodate more development, due to having strategic importance, environmental, amenity and infrastructure capacity; or
 - are to be conserved for reasons of cultural, environmental, heritage or local character significance.

Step 2

2.4 Land use planning approaches

The land use planning approach is a key part of the LHS and will ultimately inform council's planning controls. Council needs to ensure that the land use planning controls support the local government area's required housing development.

The evidence-base analysis (from Step 1) will inform the land use planning options that are able to deliver the LHS objectives. The relevant strategic plan will guide the LHS in terms of the appropriate approach. Strategic plans may direct councils to focus new housing growth around particular centres with public transport, to improve walkability, or to observe certain settlement planning principles for instance. In certain areas rural-residential style development may be appropriate whereas, for example, in other areas a focus on housing for seasonal workers may be more warranted. The LHS will need to respond to the particular directions in the relevant strategic plan.

The potential land use planning approaches to help deliver additional housing, could consist of, for example:

- concentration of development within existing urban centres
- increased densities across broader existing urban areas
- land release.

The LHS should include maps that outline the land use planning approach and indicate the locations and amount of growth expected across the LGA.

BUILDING TYPOLOGIES

Part of the land use planning approach will include consideration of the building typologies that have the potential to deliver the amount and type of housing that is needed. Building typologies are the broad classifications of building types, such as low-density detached dwellings, medium-density townhouses, and high-density residential flat buildings.

It is important that the LHS includes a consideration of the expected building typologies in addition to the land use planning controls. This will assist the community and stakeholders to understand the likely built form outcomes of council's proposed planning control changes.

2.5 Selection of mechanisms

Planning mechanisms will generally be used to implement the LHS. Amendments to planning controls can help provide the conditions for industry to produce new housing. Whilst the options available to councils to facilitate the development of housing are broad, the primary mechanisms are likely to be through changes to the local planning controls via a planning proposal. Refer to the *Department's Guide to Preparing Local Environmental Plans and Guideⁱⁱⁱ to Preparing Planning Proposals^{ix}* for more information about planning proposals. Changes to development control plans may also be required.

Councils should ensure that planning controls proposed in a planning proposal allow for sufficient housing development that is financially feasible. Housing development will only occur if it is both permitted under planning controls and financially feasible.

Councils should undertake a high-level consideration of the applicable planning policies and legislation that will apply to development under subsequent plans, such as the provisions of State Environmental Planning Policy 65 Design Quality of Residential Flat Development that outline the context for apartments. This will ensure that the LHS options are consistent with relevant policy and legislation from an early stage.

Non-planning mechanisms can also be used to implement LHS objectives. These generally involve council policies or initiatives directly involved in the delivery of housing, such as partnering with community housing providers or other organisations to deliver types of housing for groups with specific needs or housing development on council owned land.

The following issues should be considered when selecting the most appropriate way to implement the LHS objectives:

- is the mechanism (e.g. a planning proposal) appropriate, supportive and consistent in relation to other strategic planning goals at the local, regional or state level?
- would the adoption of the mechanism result in additional complexity in regulation?
- is the mechanism equitable? Does it unfairly disadvantage a particular group or individual?
- can the mechanism be adopted and implemented in a transparent manner?
- is there stakeholder support for the adoption of mechanism?
- does the mechanism support the principles of sustainability?

2.6 Planning mechanisms

The evidence-base analysis should include a consideration of the capacity for additional housing in the existing planning controls. This analysis should also identify any existing development standards or development control plan provisions that impede residential development. In some cases, these may be obvious, such as low dwelling density and large lot size, frontage and setback requirements. Often their impact may be unintentional, cumulative and vary with market conditions. Consultation with stakeholders in the development industry may be effective in identifying barriers of this type. The benefits of barrier removal will need to be balanced against urban design and planning considerations.

CHANGES TO LOCAL ENVIRONMENTAL PLANS

The most common ways to facilitate the delivery of new market price housing are by increasing the permitted density of existing residential land and adjusting development controls to remove barriers impeding development. In some cases, non-residential

land may be appropriate to rezone, however each site would need to be considered on its merits and in light of the relevant District and/or Regional Plan.

The LHS evidence-base will have identified areas that have feasible additional development capacity. This may include existing residential areas in which dwelling density and the range of permissible housing types can be increased to deliver greater overall housing supply and diversity.

Amendments to land use zones (other than via a rezoning) can allow types of housing where they were not previously permissible. This might include allowing secondary dwellings, residential flat buildings, medium density development, or boarding houses in a broader range of zones.

Increased housing diversity may arise in response to such amendments. The resulting increased density may also improve the viability of retail, services and public transport and thereby improve amenity.

CHANGES TO DEVELOPMENT CONTROL PLANS

Councils may also be able to implement elements of their LHS through changes to development control plans. This could include amendments that encourage housing diversity by introducing separate standards to suit the characteristics of particular types of housing and particular locations. An example is the variation of car parking standards in areas with good public transport or walkability.

2.6.1 MECHANISMS TO DELIVER SPECIFIC HOUSING TYPES

Variations to local planning controls are currently applied by the State Environmental Planning Policies to encourage the delivery of different types of affordable rental housing and housing for seniors and people with a disability. Due to current housing affordability challenges in parts of the State there is growing interest in how councils may encourage the development of more affordable housing in their areas. It is important to consider the development of affordable housing approaches in the broader context of overall housing supply and affordability.

INCLUSIONARY ZONING

Inclusionary zoning mechanisms enable the consent authority to require contributions towards affordable housing where a need for such housing has been demonstrated. Countries including the United States and the United Kingdom have mandatory inclusionary approaches which support social inclusion in new housing developments and redevelopments.

In NSW inclusionary zoning is facilitated by Division 7.2 of the *Environmental Planning and Assessment Act 1979* which enables a consent authority to levy contributions for affordable housing where a local government area has a demonstrable need for affordable housing and the council is identified within a state policy. This policy is *State Environmental Planning Policy No 70 (Revised Schemes)* (SEPP 70).

To facilitate affordable housing through an inclusionary zoning policy a council must first seek inclusion within SEPP 70 by demonstrating a need for affordable housing within their local government area. The council is then required to develop an affordable housing contribution scheme in accordance with the principles set out in SEPP 70 and insert provisions within its Local Environmental Plan to give effect to the scheme. Councils need to ensure any inclusionary zoning schemes that will provide affordable rental housing are feasible for the market to deliver.

Affordable housing contribution schemes are already operating within the City of Sydney LGA, such as the Green Square Affordable Housing Program. The Department of Planning and Environment can advise councils in relation to potential inclusion in SEPP 70. By addressing any proposed inclusionary zoning in the LHS, council will give the market advanced notice of the proposed changes. This will assist the development industry in planning for future developments.

2.7 Non-planning mechanisms

Non-planning mechanisms are intended to deliver housing by working in partnership with industry and other organisations. For example, delivering affordable or local worker housing by working with community housing providers.

Possible mechanisms include:

- Community education and advocacy
- Social housing policy
- Affordable housing policy and affordable rental housing targets
- Housing component within an economic development strategy.

2.8 Evaluating the options

This is the process of evaluating the range of potential planning and non-planning options for implementation of various aspects of the LHS objectives.

To assist with the evaluation process councils should test the different mechanisms against the LHS objectives and stakeholder priorities and determine the best delivery mechanisms with a consideration of timing, cost, and triple bottom line factors (social, environmental and economic).

Step 3

*Implementation,
Consultation and
Delivery*



Step 3 is the process of producing the LHS using the LHS Template (Appendix A), preparing an implementation and delivery plan in which the mechanisms to deliver the priorities are operationalised, and approval of the LHS. Councils should ensure that the production of an LHS does not delay existing planning proposals that will be required to meet current housing needs.

3.1 The implementation and delivery plan

The LHS should include an implementation and delivery plan that will identify when and how housing will be delivered over the life of the LHS, what type of housing will be delivered, where it will be located and the mechanism for delivering it. This might comprise incremental change across parts of or the whole LGA and/or areas that have been identified as having specific development capacity.

The implementation and delivery plan component of the LHS should include:

- the delivery mechanisms by which the LHS recommendations will be delivered, including an outline of supporting planning proposals
- the stakeholders who will deliver the needed housing
- timeframes
- benefits
- risks and mitigation measures
- monitoring indicators.

It should also set out clear actions and be integrated with council's other work practices, policies and programs.

The implementation and delivery plan component of the LHS will differ from council to council based on the level of existing and projected housing to occur within that local government area and the projected benefits of preparing an LHS.

3.2 LHS exhibition

The draft LHS should be publicly exhibited so that the wider community have the opportunity to provide comment. Any preceding community and stakeholder engagement process should be clearly communicated. Council may decide to also exhibit a draft supporting planning proposal, or the council's Local Strategic Planning Statement at the same time.

3.3 Consideration of supporting planning proposals

LHSs are likely to make recommendations for changes to the planning controls or to other planning instruments in order to be implemented. Councils are encouraged to prepare planning proposals during the LHS preparation process once it has become clear that they will be needed for the delivery of housing under the LHS. Councils may wish to stage the delivery of their

LHS by delivering multiple planning proposals.

Councils are advised to discuss their intentions for a planning proposal with the Department of Planning and Environment regional team at the earliest opportunity.

Given the importance of ensuring supporting infrastructure delivery is aligned with new housing supply, the Department will facilitate council contact with infrastructure agencies, if required. Councils should continue to process planning proposals during preparation of their LHS.

3.4 LHS approval

All LHSs will need to be approved. The approval of LHSs will help ensure a high level of quality and consistency across the State, while allowing for necessary local variations. Approved LHSs can also be used to support planning proposals and will provide an evidence base for planning proposals.

The Department of Planning and Environment will be the LHS approving body. For Sydney Councils, the Department will consult with the GSC prior to approval, to ensure the GSC's long term planning directions have been appropriately addressed in the LHSs. Councils in Sydney will need to follow the format set out in the Template. For regional councils, variations to the template may be approved by the Department if sound justification for the departure is provided.

An approved LHS will:

- Contain the information required in the Local Housing Strategy template to an acceptable standard
- Demonstrate how housing supply will be sufficient to meet the needs of the future population and provide information in such a way that it is able to be independently verified
- Provide the evidence base for a supporting Planning Proposal, if required.

3.5 Development approval pathways

Councils should ensure that their communities understand the development approval pathways that exist, in order to facilitate development that is consistent with the LHS. A council may wish to set out the key development approval pathways (including development applications and complying development) particularly for the benefit of people who interact with the planning system infrequently. This information could be contained in an LHS, on the council's website, or set out during consultation for instance.

In preparing such information, councils may wish to draw on the Department's "Your guide to the Development Application process for small housing" which has been designed to help people navigate the planning system. The Guide is available on the NSW Planning Website. Councils may also wish to direct readers to the NSW Planning Portal which contains information about complying development, the fast-track approval process for straightforward residential development.



Step 4 establishes a monitoring and reporting process for the purpose of informing reviews of the LHS. This will help to ensure the ongoing improvement and relevance of the LHS.

The delivery of housing in Sydney is currently monitored by the State Government and this will continue to occur. Approval rates and completions identify where, when and what type of housing is being delivered.

Monitoring housing outcomes measures the success of the strategies and can determine if the mechanisms put in place have been successful or need to be reviewed.

Councils should establish regular monitoring and reporting to inform a review program that includes:

- annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the LHS and the LEP are delivering the LHS objectives in a timely manner;
- five-yearly reviews of the evidence base and housing stock against the broader aims of District and Regional Plans to ensure that the LHS is aligned with the housing needs;
- a ten-year review of the LHS to ensure the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of district and regional plans, and the LHS implementation and delivery plan.

Whenever regular monitoring identifies considerable changes in the housing supply or demand, or demographic, economic or environmental conditions, the LHS may need to be holistically reviewed.



Appendix A

Local Housing Strategy Template

*A standard format for
local housing strategies*



Planning &
Environment

Local Housing Strategy Template

Notes:

- The Local Housing Strategy Template has been structured around the sections, steps and recommended approach to producing a Local Housing Strategy as established within the guideline.
- The headings contained within the template form the structure of a Local Housing Strategy. Councils within Greater Sydney must use the structure as set out within the template, and regional councils may apply to the Department's regional team to vary the structure if there is sound justification.
- In preparing an LHS, councils are to use the information sources prescribed in the Local Housing Strategy Guideline or Template (see Annexure 2). All other data and information sources should be made available to the approval authority, and referenced and made publicly available on council's website.



SECTION 1 - Introduction

1.1 Executive Summary

The executive summary will provide the key findings and recommendations for the LHS. The Executive Summary will describe the process followed by the council in developing its LHS.

1.2 Planning Policy and Context

FROM STEP 1.1 OF THE GUIDELINE

This section describes the relevant federal, state and local government legislation, strategies, plans and policies (including SEPPs) that establish the planning and policy context within which the LHS will be developed.

1.3 Local Government Area Snapshot

FROM STEP 1.2 OF THE GUIDELINE

This section should provide a high-level overview of the area for which the LHS will be developed. It should describe the relevant characteristics of the area including its size, geographical features, major constraints, urban structure, and regional context.

1.4 Housing Vision

FROM STEP 2.1 OF THE GUIDELINE

The LHS establishes the council's long term housing vision for the local area. It recognises and responds to evidence about what types of housing will be needed for future populations and where it is best located.

SECTION 2 – The Evidence

This section establishes the demographic, housing and affordability context for the Local Government Area. It comprises an overview analysis of data on population, housing, and infrastructure that is required to inform the type of housing that is needed in the area. This section may include maps, graphs and other relevant visual representations. See detailed considerations at Annexure 1.

2.1 Demographic Overview

FROM STEP 1.3.1 OF THE GUIDELINE

This section analyses demographic data and information to identify changes and trends within the population, and to understand the housing need of the future population. See Annexure 1 for detail.

2.2 Housing Demand

FROM STEP 1.3.2 OF THE GUIDELINE

This section analyses the demand for new housing to identify the type and level of housing needed to support the local government area. See Annexure 1 for detail.

2.3 Housing Supply

FROM STEP 1.3.3 OF THE GUIDELINE

This section analyses the supply of housing, the capacity and feasibility of the existing planning controls, and other sources of new housing. See Annexure 1 for detail.

2.4 Land Use Opportunities and Constraints

FROM STEP 1.3.4 OF THE GUIDELINE

This section should include identification of opportunities and constraints that are relevant to new housing in the LGA. Land use opportunities and constraints may be best presented with maps.

2.5 Analysis of the Evidence-Base

FROM STEP 1.4 OF THE GUIDELINE

This section analyses the data presented in the previous sections to determine what the current housing need is, where the gaps are and where the gaps are likely to be in the future.

2.5.1 Housing Supply Gaps

FROM STEP 1.4.1 OF THE GUIDELINE

This section needs to identify any gaps between expected population growth and housing supply trends, and identify types of housing that are required to address particular needs

2.5.2 Identifying areas with development capacity

FROM STEP 1.4.2 OF THE GUIDELINE

This section should identify areas with development capacity, and areas to be conserved.

SECTION 3 – The Priorities

The section describes how all of the previous information has been brought together to produce an integrated picture of what the current context is, what the future state should be and what the roadmap is for getting from one to the other.

3.1 The Local Housing Strategy Objectives

FROM STEP 2.3 OF THE GUIDELINE

The LHS Objectives are informed by community and stakeholder consultation and the evidence base analysis.

3.2 Land Use Planning Approach

FROM STEP 2.4 OF THE GUIDELINE

This section should include maps of the proposed housing growth.

3.3 Mechanisms to Deliver the Options

FROM STEPS 2.4-2.7 OF THE GUIDELINE

This section should describe the mechanism/s that will deliver the LHS objectives and explain the reasons for the selection of the various mechanisms.

3.4 Evaluation of the Options

FROM STEP 2.8 OF THE GUIDELINE

The section describes how all of the previous information has been brought together to identify the current situation, what the future housing should look like and what the roadmap should be to get there.

SECTION 4 – Actions

4.1 Implementation and Delivery Plan

FROM STEP 3.1 OF THE GUIDELINE

This section is an implementation and delivery plan, which sets out how the mechanisms to deliver the priorities will be operationalised. A structured plan should be undertaken that identifies the actions and timeframes for amending the LEP, DCP or other council documents.

4.2 Planning Proposal (if applicable)

FROM STEP 3.3 OF THE GUIDELINE

4.3 Monitoring and Reviews

FROM STEP 4 OF THE GUIDELINE

The LHS should include a statement about when monitoring and reviews of the document will occur.



Annexure 1 – Demographic and Housing Information

Demographic Overview

Evidence required to inform an LHS includes:

POPULATION CHANGE

- The number of people living in the area and surrounds
- The Department of Planning and Environment projected population forecast
- Any population trends such as growth or decline
- Trends and future population forecast, locally and in neighbouring areas

POPULATION AGE

- The age structure of the population by age and gender
- Is the population ageing or getting younger?

DWELLING REQUIREMENTS

- The implied dwelling requirement

HOUSEHOLDS

- The total number of households and how is this projected to change over time

HOUSEHOLD TYPES AND FAMILY COMPOSITION

- Whether the average household is ageing or getting younger
- Whether the number of young children per household is increasing, stable or decreasing
- Whether the number of sole person households or 'empty nesters' is increasing, stable or decreasing

AVERAGE HOUSEHOLD SIZE

- Whether the household size is increasing, stable or decreasing

DWELLING STRUCTURE

- The mix of different types of dwellings, overall and per area or precinct

NUMBER OF BEDROOMS

- The average number of bedrooms, overall and per dwelling type and household type

TENURE AND LANDLORD TYPE

- The mix of tenure in the LGA and neighbouring LGAs and how this has changed over time
- Whether private rental stock is increasing, stable or decreasing
- Whether affordable private rental stock is increasing, stable or decreasing
- The number and percentage of residents living in mobile homes or boarding houses and possible underlying drivers

HOUSEHOLD INCOME

- The median and range of household incomes per household type
- The number and percentage of very low, low and moderate income earners and whether this is increasing, stable or decreasing

RENTAL AND MORTGAGE STRESS

- The percentage of low income renters who are in housing or mortgage stress and, any changes over time
- Any particular household types or age groups that are overly represented in housing or mortgage stress

EMPLOYMENT AND 'LOCAL' OR 'KEY' WORKERS

- The main occupations of residents and any structural occupational changes over time
- The main LGA employment generators and sectors, and whether these require 'local' or 'key' workers
- The unemployment rate and any changes over time
- Any possible cyclical unemployment (such as seasonal employment occupations) or structural unemployment
- The average and median travel to work distances and times
- Any undersupply of affordable housing for 'local' or 'key' workers

Housing Demand

This section analyses housing data and information to identify the type and level of housing needed to support the local government area. Considerations include:

PROJECTED DWELLING DEMAND

- The Department of Planning and Environment projected dwelling need

RENTS AND PROPERTY SALES PRICES

- The median dwelling rent and sales prices per dwelling types
- The rent and sales price trends per dwelling types
- Social housing wait times

HOUSING FOR PARTICULAR NEEDS

- The population from culturally and linguistically diverse backgrounds
- The population that is indigenous
- The number of people who have special needs
- Whether homelessness is increasing, stable or decreasing and possible underlying drivers

Housing Supply

Considerations include:

CURRENT AND PLANNED HOUSING

- The number of dwellings in the area and the proportion of the overall number by type
- The overall amount and relative proportion of each housing type and whether this has changed over time
- The number and types of development approvals and completions and whether this is increasing, stable or decreasing
- The proportion and availability of stock that is theoretically affordable for low income renters and for low income purchasers
- The proportion and availability of social housing and whether this is increasing, stable or decreasing relative to need
- The proportion and availability of housing for indigenous communities and whether this is increasing, stable or decreasing relative to need
- The potential number of dwellings that could result from approved land release areas
- The potential number of dwellings that could result from approved Planned Precincts, State Significant Precincts and Urban Renewal Corridors

RENTAL VACANCIES

- The rental vacancy rate in the region and whether this has changed over time

CAPACITY OF THE LAND USE CONTROLS

- The potential amount and type of development that the council land use controls would deliver if it were developed to its full current capacity
- Financial feasibility testing of areas that have not been developed to their full capacity



Annexure 2 Information sources

REFERENCES

ⁱCentral Coast Regional Plan and Hunter Regional Plan refer to the preparation of a local planning toolkit to provide additional guidance on preparing local land use planning strategies.

ⁱⁱ<http://www.planning.nsw.gov.au/Research-and-Demography/Demography/Population-projections>

ⁱⁱⁱ<https://www.facs.nsw.gov.au/resources/nsw-local-government-housing-kit>

^{iv}<http://www.housing.nsw.gov.au/about-us/reports-plans-and-papers/rent-and-sales-reports>

^vCity Futures Research Centre, 2013. Implementing metropolitan planning strategies: taking into account local housing demand, Technical Report, UNSW

^{vi}Sydney Housing Supply Forecast <http://www.planning.nsw.gov.au/Research-and-Demography/Sydney-housing-supply-forecast>

^{vii}Future Directions (Social Housing Strategy) <https://www.facs.nsw.gov.au/reforms/social-housing/future-directions>

Communities Plus <https://www.facs.nsw.gov.au/reforms/social-housing/communities-plus>

^{viii}http://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/~/_media/FC9BDEEC8CFA4BCD85FFDAAF7BFCBE63.ashx

^{ix}http://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/~/_media/ODC6DBBCCED34FAD8CFF87174928B44.ashx

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