



# GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

You asked us for all this information – we’re giving it to you, in this super duper double issue. We have covered: Planning: St Leonards South and how you responded to the call for submissions on the master plan (hint – you hated it), the elusive housing targets, the Priority Precinct; Greenwich Baths open in winter; anyone for tennis? – check out the club; Viva pleads guilty; our schools to get new additions – but where do the teachers park? We are also asking for your support in a membership drive. We need people power and drive to maintain pressure on those who make decisions without appearing to be listening to us, the community.

Our **NEXT PUBLIC MEETING** will be held on **Wednesday, 20 June 2018, in the Greenwich Community Centre, 46 Greenwich Road, at 7.30 pm.** We will have lots to talk about, so please get there early. Everyone is warmly invited to attend, and light refreshments will be available throughout the evening.

## VIVA ENERGY PLEADED GUILTY TO TWO CHARGES AFTER THE DECEMBER 2016 OIL SPILL

We were thankful to hear about this from the EPA, because terminal operation is a concern that we have taken up the cudgels for in prior newsletters. We were horrified that the incident notification and emergency response was uncoordinated on a day when hundreds of people were expected to line the shore to view the NYE fireworks. And we had been advocating for months for the terminal to operate with the level of transparency we need to be confident that it is operating to world’s best practice in accordance with public health requirements.

**The history:** Last December the EPA announced that it was prosecuting Viva Energy for the marine oil spill into the harbour. The EPA charged that on or about 30 December 2016 a spill of marine fuel oil occurred from a pipe at Viva Energy’s fuel import and storage terminal at Gore

Bay, polluting Sydney Harbour, the company failed to immediately notify relevant authorities, including the EPA, of the incident and that the company breached its environment protection licence by failing to maintain plant and equipment at the premises in a proper and efficient condition.

The EPA has advised that Viva Energy has pleaded guilty to two of the charges and an appropriate fine will be determined in the Land and Environment Court.

Since June last year, GCA representatives have been meeting with government regulators in a forum convened by SafeWork NSW. The GCA has welcomed the chance to better understand the role of each regulator and minutes of these meetings can be accessed on our GCA website and on the Lane Cove Council website <http://www.lanecove.nsw.gov.au/Pages/Home.aspx> (“Gore Bay” in search tab). The most recent meeting was held with representatives of NSW Health in an effort to secure a better understanding of the health impacts (if any) of the

terminal operations. But we came up against the problem we have had for many years. NSW Health has no resources to monitor and record emissions. It relies on the EPA and it recommended to the EPA in July 2015 that ongoing boundary monitoring of emissions be included in the EPA licence for the terminal. This has not happened and the EPA has supplied NSW Health with just six readings, all taken by Viva or its consultants in one three-month period last year. Hardly a wealth of research data. Little wonder that NSW Health cannot give its own assessment of risk – the best the Chief Executive of the Northern Sydney Local Health District can say is that she has “been advised that there are currently no significant emissions from the site that {are} of risk to the community”. Advised by whom? The EPA. We continue in circles! We have also been unable to get clarification around the reported float of the Viva Energy business and what it means for Gore Bay. We may know in July.

And we finally have an updated Willoughby/Lane Cove Local Emergency Management Plan – the new 2017 version can be found on [http://ecouncil.lanecove.nsw.gov.au/TRIM/documents\\_TE/875305755/TRIM\\_LEMP%202017%20Public%20Document\\_1246746.PDF](http://ecouncil.lanecove.nsw.gov.au/TRIM/documents_TE/875305755/TRIM_LEMP%202017%20Public%20Document_1246746.PDF). The published document tells us very little about emergency response to incidents that may involve the Gore Bay Terminal but more detail about emergency management arrangements can be found in the 7 August 2017 minutes of the SafeWork forum.

## PLANNING – WHEN IS ENOUGH DEVELOPMENT ENOUGH?

### AND WHO DECIDES WHAT MAKES A LIVEABLE COMMUNITY – POLITICIANS WHO HAVE THEIR OWN AGENDAS OR THOSE OF US WHO ACTUALLY WANT THE BEST RESOURCES FOR THE PLACES WHERE WE LIVE, LOVE, WORK AND RAISE FAMILIES?

It is clear that development, often forced by the NSW government without regard to adequate infrastructure, has become a critical issue for many communities in the Sydney area, not just ours. The GCA is not alone in wondering why our Council seems reluctant to push back against demands for development when it is clear that the community has great concerns about the disconnect between development and infrastructure, and where housing targets have already been exceeded. The GCA has opened up liaison with other local community groups with the view to achieving much better outcomes for the community from our politicians. We want to know that our politicians are listening to us, and advocating for us, not developers. Once this group takes form and function we will advise you of the opportunities available to assist.

### WHY DID OUR COUNCIL VOTE IN MARCH TO OFFER ST LEONARDS SOUTH (A PLAN THAT IS UNAPPROVED AND UNWANTED) TO THE GREATER SYDNEY COMMISSION TO MEET A HOUSING TARGET THAT DOES NOT EXIST?

We have been hearing from some of our Councillors since October 2017 that Lane Cove is facing housing targets for 2026 that it must achieve. We have asked repeatedly to show us where these targets are stated – no joy!

In March this year we were very surprised when our Mayor moved a Mayoral Minute in Council that offered the proposed 2400 units in the St Leonards South plan to satisfy the GSC housing targets for 2026 (the targets we could not confirm). Why offer up something that Council did not need to, especially at a time when many in our community cannot understand why our Council is not pushing back against development demands? The GSC's CEO answered our questions in a letter to Council dated 16 May 2018.

Lane Cove will exceed its 2021 target by 900 dwellings. "... I can confirm that Lane Cove is not only on track to achieve its 5-yearly target of 1,900 dwellings (to 2021), but to exceed it. This is evident in the Department of Planning and Environment's most recent 5-year housing supply forecast which estimates a development pipeline for the LGA of 2,800 dwellings completed by 2022."

And there is, as yet, no target for 2026.

There are about 1800 dwellings under construction or near approval along the highway so when the 2021 surplus of 900 is included, we will have at least 2700 dwellings to offer towards the 2026 target when it is decided.

Why has Council thrown St Leonards South into the mix when it did not need to?

### ST LEONARDS SOUTH – YOUR VERDICT ON THE MASTER PLAN

The Christmas/New Year holiday period is not the best time of year to consult the community. We were surprised that the first full community consultation on this plan in five years would be tucked away at the end of the year with a deadline of 5 January and a target of deciding on the proposal in the first quarter of 2018. But when we rushed a campaign through to bring that to your attention you, the community, rallied and delivered a thumping verdict. You made over 300 submissions. 96% oppose the plan. Some of it in language too colourful for this newsletter. All of it crystal clear. The plan is rejected. It should be cancelled. A

new plan should be drawn up as an integrated plan for the whole St Leonards area reflecting the principles of sustainability, liveability and productivity developed by the Greater Sydney Commission.

The submissions also gave a voice to the Park Road West & Portview Road Action Group, a group of residents caught up on the wrong side of the rezoning lines, faced with the prospect of being sandwiched in a corridor of one or two storey homes between high rise on all sides. They made the point that if the area is to be zoned as high rise, the rezoning should be across the whole of the precinct. It should not leave them like a shag on a rock.

What were the points of concern about the plan? There were many. There were concerns for the area itself and concerns for the impact on the adjoining parts of Greenwich and Lane Cove. At their core was a concern about over-development, too big an increase in density, overcrowding and the lack of corresponding infrastructure.

There were five topics that dominated:

- traffic and parking congestion (72%)
- lack of infrastructure and adverse impact on amenities (64%)
- lack of, and severe adverse impact on, open space (59%)
- lack of schools and childcare, including playgrounds (53%)
- overcrowding and unsustainable density (51%).

There were also many other concerns that were frequently raised, including the destruction of the character of the area, lack of community facilities, environmental concerns, overshadowing and privacy, public safety, health, lack of retail in the area, and the need for pedestrian and bicycle paths.

The submissions did not include any technical reports on the traffic or infrastructure requirements. We are still waiting to see these – five years after the Council's plan was initiated.

There were a number of government agency reports, primarily compliance reports advising whether the plan complied with regulatory requirements. One of interest was the Department of Education which advised that the upgrades announced in June 2017 for Greenwich Public School's Kingslangley Road and Infants School campuses take into account the proposed St Leonards South rezoning. They did not include any supporting data or analysis. It would be interesting to test their analysis.



Council's proposed plan for the 2,400 units

What next? We have passed on our findings from our review to Council and the Department of Planning. The next step will be the issue by the Department of their draft St Leonards Land Use & Infrastructure Implementation Plan (LUIIP) – more on this in the next section of the newsletter.

### A PROGRESS REPORT ON THE PLAN FOR THE ST LEONARDS AND CROWS NEST STATION PRECINCT

The area in the St Leonards South Plan is part of a far larger area that is the subject of a Department of Planning study. This area is known as the St Leonards and Crows Nest Station Precinct, sometimes called a Planned or Priority Precinct. The area, shown in the map below, covers parts of Lane Cove, Willoughby and North Sydney.

The development of this area will have great significance for the Greenwich community and the GCA has already provided considerable input to the DOP in terms of housing variety, cycle and pedestrian links and that scarce commodity, open space.

We have been awaiting release of the draft St Leonards and Crows Nest Land Use & Infrastructure Implementation Plan or LUIIP for some time. It was expected by March but no news yet!

This draft is vital because the St Leonards South Plan will be amended to be consistent with the LUIIP. How much easier it would have been for the planners if Council had voluntarily cancelled its current plan to allow for coordinated planning across the whole precinct, but it seems that some of our Councillors have a different view.

The LUIIP will be on exhibition for six weeks, we understand, and this will be an opportunity for all communities across three local government areas to work towards a liveable and vibrant precinct. We hope that our Council will approach the consultation in the same spirit.

The GCA will update you when we have further detail on the LUIIP and you will find some interesting reading on the Planning website <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/St-Leonards-and-Crows-Nest/Map>

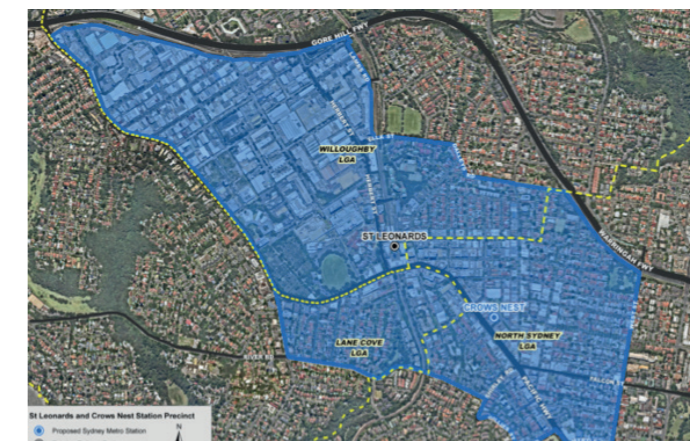
Here are a few more links from groups who have been looking at the Planned Precinct in detail. The first one came about when a group of concerned Postcode 2065 people gathered to see what they could do about 617-621 Pacific Highway and the then proposed 50-storey building.

They established a Facebook page: St Leonards Overdevelopment Impacts For Greenwich, Naremburn, Crows Nest <https://www.facebook.com/PriorityPrecinctResidentsGroup/>

Other Facebook pages that might be of interest include:

Save St Leonards Park <https://www.facebook.com/SaveStLeonardsPark/>

NORTAG - Northern Residents Tunnel Action Group <https://www.facebook.com/NBeachesHarbourTunnels/>



The area of the Proposed Precinct

## A NEW LOOK FOR GREENWICH SCHOOL

The lodgement of DAs for work at both the Infants' and Primary school sites just missed our last newsletter. Letterbox notification of the DAs was wider than usual but across the school holiday period was not the best time to have the plans open for comment.

There will be big changes on both sites, with a three-storey building on the tennis court at the Primary site and a two-storey building on the Infants' site. On-site parking for staff is to disappear at the Infants' site, which could put pressure on Greenwich shoppers. This will be a challenge for retailers and an even bigger issue when it comes to student pedestrian safety.

It is great to think we can farewell the unsightly demountable classrooms. We are, however, a little perplexed as to the Department of Education's community consultation process, as few community members knew about the plans. The fact that notices were buried in the back of the North Shore Times listing section was not the best way to spread the word, especially as many of us miss out on the delivery.

The plans can be inspected on Council's website Infants 56/2018 and Primary 57/2018.



## WINTER SWIMMING

Although Greenwich Baths are officially closed for winter, as part of GCA's discussions with Lane Cove Council, there is now the option for swimming in winter at the Baths. This is part of our ongoing discussions with Lane Cove Council regarding the new agreement with Bluefit for management of the Baths which is nearing finalisation. Unfortunately, we have not been able to view the draft terms of this agreement.

Users of the Baths have already benefited from Council's generous expenditure on improvement to the Baths and GCA continues to work with Council to ensure there is no minimisation of opening hours and the Baths are open to meet the demands of the community.

If you are a natural polar bear and happen to enjoy a winter swim, then head on down, but you will need to contact Bluefit on 9438 5922 or email [andrew.h@bluefit.com.au](mailto:andrew.h@bluefit.com.au) to organise access.

## MEMBERSHIP DRIVE

As you can see, we have been working our butts off for the community and we need your support more than ever in fulfilling the GCA's primary aim of protecting the amenity of Greenwich for all residents.

You can help us by becoming members and donors to fund our operations. All funds raised go to printing our bi-monthly newsletter, web site expenses, filing fees, 'freedom of information' fees and other operational expenses.

Full details of the GCA's activities, minutes of meetings, committee members and updates on current matters can be found on our web site:

[www.greenwich.org.au](http://www.greenwich.org.au)

To join the GCA please complete the attached subscription form at the bottom of this page.

Please do not hesitate to contact our treasurer, John Southwood, if you wish to check your membership status – [jsouthwood@spectrafin.com.au](mailto:jsouthwood@spectrafin.com.au) And many thanks if you are already a member.

Ph 9436 1331 or 0412 137 080

## ANYONE FOR TENNIS?

Families new to the area may not be aware of the popular Greenwich Tennis Club and two courts situated in Leemon Reserve, off Robert Street.

Social tennis, family tennis and round robin competitions are available all year round. Coaching is also available for juniors and adults. There is no joining fee and the annual subscription is very modest.

You can join via the website: [greenwichtennis.com.au](http://greenwichtennis.com.au) or by email [admin@greenwichtennis.com.au](mailto:admin@greenwichtennis.com.au) for more information.

Peter Walton - President  
0418 286 875

## STAY IN TOUCH

We encourage all residents to stay in touch with regular visits to our website: [www.greenwich.org.au](http://www.greenwich.org.au) and to register your address to receive newsletters and updates electronically. This is especially important now that planning decisions and changes are happening with more regularity and we might need to contact you urgently. We also urge you to visit the Lane Cove Council website on: [www.lanecove.nsw.gov.au](http://www.lanecove.nsw.gov.au)

Merri Southwood,  
President 0412 361 331

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## GCA SUBSCRIPTIONS 2018

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