



GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

Our **NEXT PUBLIC MEETING** will be held on **Wednesday, 15 August 2018**, in the **Greenwich Community Centre, 46 Greenwich Road, at 7.30 pm**. We have some major planning issues to talk about (amongst other topics), so please get there early. Everyone is warmly invited to attend and light refreshments will be available throughout the evening.

THE PLANNING ISSUE IS NOT RESOLVING QUIETLY

It's not just us. Articles in the press are increasing; many areas of Sydney are rebelling against too-high, too-dense, ill-conceived and ill-executed developments, with little thought as to how people use transport, school our kids, meet, shop, socialise, and use amenities.

Compounding this is our particular tussle with our Council, with whom we continue to be disappointed in the way it engages and consults with its community. Council's Community Engagement Policy looks good on paper but on this issue community engagement has been sorely lacking.

We started this whole discussion on planning and development with our dismay at how the St Leonards South (SLS) plan was being driven, in spite of massive community outrage, expressed in submissions, that it was inappropriate for the area in its conception and scope. We have not seen Council's report on the submissions. This will not be available until Council votes on the plan.

In March this year Council decided to delay its decision on SLS until release of the St Leonards/Crows Nest Precinct Plan/Land Use Infrastructure and Implementation Plan (LUIIP). The Minister for Planning has agreed to a deadline extension until 2 June 2019. This interval would be an ideal window of opportunity to work with the community to develop a plan for SLS that addresses concerns. Our Council officers have made it very clear Council will not re-open discussion on SLS – they say our chance to do this ended in January this year. A wasted opportunity!

COUNCIL REJECTS GCA CALL TO CONSULT WITH EAST WARD RESIDENTS BEFORE RELEASE OF THE LUIIP

For at least a year Council staff have been representing Council in meetings with the Department of Planning (DoP) about the proposed LUIIP. We are astonished that Councillors, our representatives, have no knowledge of what has been discussed. How do we know that the views of East Ward residents, who will be highly impacted by the LUIIP, have been reflected in these meetings?

Following our request to East Ward Councillors, Councillor Vissel moved a motion at the July Council meeting requesting Council start engagement with the East Ward community now, with a view to Council being better informed as to community concerns before the LUIIP is released. The Council and community response could then be proactive and fully considered against the issues raised in submissions on SLS and the precinct generally.

Sadly, Councillor Vissel's motion was lost, not even supported by her fellow East Ward Councillors. Councillors Morris, Strassberg and Zbik supported the motion. Councillor Palmer voted against the motion and instead moved a successful motion to seek an unusual 12-week consultation period from the DoP **after** release of the LUIIP – at the time of publication we have not heard if this has been approved. But what we can't understand is why some Councillors would be against actually engaging now with those who elected them.

We are also frustrated that Council minutes incorrectly recorded the vote,

as being 3 for the motion, 6 against. When we pointed this out in the days following we were told that the record can only be changed in Council, so the record stands until the August meeting.

MEANWHILE, THE ST LEONARDS SOUTH PLAN STORY GETS MORE AND MORE INTERESTING!

Just to be clear on SLS, this is a Council-initiated rezoning proposal, not one imposed by the DoP. Community consultation on the Plan rests with Council, as does the decision on the future of this Plan.

Council explained in one of its information panels when the SLS Plan was exhibited on 9 December last year that the boundaries of the plan and the decision not to plan for staged implementation of the proposed rezoning was driven, in part, by a desire to avoid inequitable sale prices for residents (mostly long gone) and to not decrease potential sale prices from over-supply by re-zoning all the way to Greenwich Road.

All we can say is that consistent and extraordinary sales prices were certainly realised! Here is an update as at 26 July 2018 with data derived from Core Logic:

- Sales of 94 of 138 properties in the SLS plan area settled between March 2013 and July 2018 for a total, on our calculations, of \$547.878m. There may be others yet to settle.
- We have calculated that the sales price per sq metre paid by the major purchasers was consistently between \$11,629.21 and \$11,780.58
- The major purchasers are Greaton St Leonards Holdings Pty Ltd \$66.357m, Greaton St Leonards Pty Ltd \$40.565m, Holdsworth Land Pty Ltd \$32.886m, Marshall Land Pty Ltd \$17.452m, New Golden St Leonards Pty Ltd \$31.000m, Silver Pond Investments Pty Ltd \$140.167m, SJD St Leonards Pty Ltd \$78.500m, Cresco-Piety Hsl Pty Ltd \$56.165m, Grandlux Group Pty Ltd \$12.000m, Greaton Holdings St

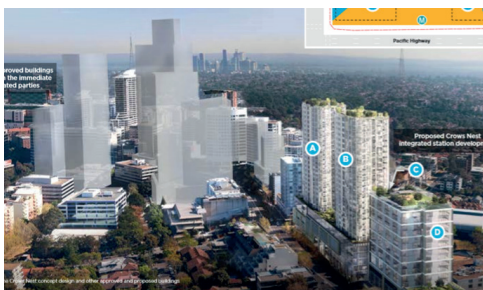
Leonards No 3 P/L \$13.639m and Country Garden Pty Ltd \$34.370m (settled 1/3/2018).

This is a massive investment in real estate in an area that has yet to be re-zoned.

AND NOW WE COME TO THE FUTURE OF THE CROWS NEST/ ST LEONARDS PRECINCT

North Sydney residents are fighting their own battle with massive developments proposed for St Leonards and Crows Nest, which we need to be aware of as they impact us directly.

One major concern is the proposal for the Crows Nest Over Station Development, which incorporates two 27-storey residential towers (A and B), one 8-storey office tower (C) and one 17-storey commercial/hotel tower (D) on the Pacific Highway overshadowing and overpowering the village on both sides of the road.



An artist's impression of the Crows Nest Metro with approved and proposed developments in Lane Cove LGA across the highway.

The Metro's stated objectives

To build an integrated station that will complement the vibrant and bustling neighbourhood of Crows Nest, to protect the village feel of Crows Nest, and to provide appropriate transition to the existing low rise character of Willoughby Road.

What actually seems to be happening

The excessive height, bulk and scale are inconsistent with existing controls, it is a massive overdevelopment, no public benefit was negotiated with the community, especially with regard to open space, and the excessive height and wall of buildings will overpower and overshadow the village, so achieving the exact opposite of the Metro's stated objectives. The vast increase in traffic will also be inappropriate for the narrow streets.

Does this sound depressingly familiar? How much development can we take when we are being asked to pay such a high price in terms of infrastructure and amenity? This could almost be word for word for concerns about SLS. Like we are, North Sydney residents are keen to see the LUIP to know what the DoP has in mind for this significant site and the wider area, but with so many developments already before us, we need to work together NOW to be in the best position to respond when the LUIP is released.

How much more development can we take, are we going to be asked to take? These views are all from the LUIP of our area.

PP 4/18 601 Pacific Highway St Leonards

45 and 63 levels
516 apartments



PP 6/16 100 Christie Street St Leonards

30 storey
239 apartments



391-401 Pacific Highway, 3-15 Falcon St and 8 Alexander Street Crows Nest

50 and 60 storeys
750 apartments



617-621 Pacific Highway St Leonards

43 storeys
195 apartments

LANE COVE PLANNING ALLIANCE

The GCA has joined this newly formed alliance of local community associations. You will hear shortly of a joint community meeting open to the public where you can hear from and question key players who have an influence over development.

MAGNIFICENT FIGS HAVE GONE

School children left the Kingslangley campus on 27 July to find their favourite fig tree had been destroyed. This was the first of three trees marked for demolition after complaints from a resident that the trees were encroaching upon their property. A hasty petition to halt the destruction of the three fig trees attracted 102 signatures in four hours, however Council was adamant that the trees had to go.

The Petition requested that one fig tree replace one fig tree culled, but that was deemed not a good solution. Many residents are devastated at the destruction of these iconic trees. Council has confirmed that no further streetscape figs are ear-marked for removal and that they will be replaced with Turpentine.

STAY IN TOUCH

Visit our website to stay informed.
www.greenwich.org.au,
By registering your address you will also receive the newsletters and updates electronically.

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