



GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

GCA's 17 OCTOBER GENERAL MEETING CANCELLED DUE TO IMPORTANT LANE COVE WIDE EVENT

On 30 October the recently formed Lane Cove Planning Alliance (LCPA) is hosting a forum on planning and development generally in Lane Cove – more on this later in this newsletter. This issue is of concern to many and we encourage you all to attend.

For this reason, the committee has cancelled the scheduled 17 October GCA general meeting.

We may need to call a community meeting at short notice if the Minister for Planning releases the draft St Leonards and Crows Nest Precinct Plan, but we have no sense of when this will be. It is only when this plan is released that we will see if St Leonards South's future is to be decided by reference to Lane Cove Council's current proposal to rezone the St Leonards South Master Plan area to allow development of 2400 units.

So please look out for notices and flyers just in case an additional meeting is called for after 17 October.

PLANNING AND DEVELOPMENT FORUM 30 OCTOBER

The GCA has joined with other community associations in Lane Cove to form the Lane Cove Planning Alliance. The LCPA is advocating for a long-term commitment to the number of new dwellings required in Lane Cove by a fixed future date, the provision of social and hard infrastructure (schools, roads, public transport, utilities, recreational facilities etc) prior to any new construction, to accommodate the proposed increases in population and the retention of current open space ratios, public lands and vegetation. These are issues that the GCA has been talking about for nearly four years.

The LCPA is hosting a forum at the Terrace Room in The Hub, Pottery Lane, Lane Cove at 7.30 pm on Tuesday 30 October to discuss these issues. Our Mayor, Councillor Pam Palmer, Councillor Andrew Zbik (Labor Candidate for Lane Cove) and Mr David Shoebridge (NSW Greens Spokesperson for Planning) have accepted invitations to speak at this Forum. The Hon. Anthony Roberts, MP for Lane Cove and NSW Minister for Planning, has been invited but has yet to confirm his attendance.

To reserve a ticket, head over to the LCPA Facebook page: <https://www.facebook.com/LaneCovePlanningAlliance/>

NOT SO HAPPY 6th ANNIVERSARY FOR ST LEONARDS SOUTH MASTER PLAN

The 15 October marks the 6th anniversary of Council's resolution, supported by all councillors except Pam Palmer, to launch the master planning process that culminated in Council's plan to re-zone low density residential St Leonards South to allow for 2400 units.

The resolution required Council to receive at its November 2012 meeting a "draft scoping paper (that included) a consultation strategy, in line with Council's Consultation Policy, which identifies key stakeholders and a range of effective consultation methods ... to inform, involve and engage these stakeholders, neighbouring residents and the wider community". We have not seen this scoping paper but we do know that the broader Greenwich community and the GCA were not included in the consultation process from 2013 until early 2015, by which time Council's St Leonards South Master Plan (SLS) was treated by many of the residents in the area as close to finalised and property sales were under way.

The SLS was not conceived in response to any mandatory NSW government directive to create more housing. It derived from an initiative of property owners to secure the sale of their properties to developers who, in turn,

would have an opportunity to profit from the development of high rise units as a result of Council's proposed rezoning of the area.

The plan was conceived before the start of the massive development that now characterises the St Leonards Crows Nest area. It is reasonable to assume that in 2012 Council would have had little information before them about the extent of the future developments slated for the surrounding area, and therefore would not have been able to appreciate the potential impacts of the massive developments that have subsequently been constructed, are now under construction or awaiting approval in the St Leonards South and East portions of the Lane Cove LGA. These developments are in addition to the developments in other, non-Lane Cove parts of the St Leonards and Crows Nest Precinct, outlined in our August newsletter. <http://www.greenwich.org.au/Newsletters/201808%20GCA%20Newsletter,%20Issue%2070.pdf>



Embassy Tower
1 Marshall Ave, St Leonards
Lane Cove LGA
Under construction - 269 apartments



The Landmark
500 Pacific Highway, St Leonards
Lane Cove LGA
Construction Imminent
429 apartments



St Leonards Sq
472-486 Pacific Highway, St Leonards
Lane Cove LGA
Under Construction
539 apartments



88 Christie Street, St Leonards
Lane Cove LGA
Re-zoning approved,
awaiting approval of DA
654 apartments

The visual impact of four major developments along the Highway, all in the Lane Cove LGA. One of these is nearly complete (Embassy), one is well under way (St Leonards Sq), one is about to start (Landmark) and one has had re-zoning approval and awaits DA assessment (88 Christie Street). The first three are artist impression; the fourth is an actual photo of St Leonards Sq under construction now, the scale of which is enormous.

Equally, in 2012, it would have been difficult to anticipate the pressures on infrastructure and erosion of amenity that communities in Greenwich, Wollstonecraft, Crows Nest and St Leonards are now facing.

We have a new Council now. It is time for this Council to acknowledge that the St Leonards South Master Plan is not needed, bad for the area, that SLS is not even re-zoned yet and there is no mandated target to add these 2400 units. They have the power to cancel the plan. They do not have to wait for the release of the St Leonards Crows Nest Precinct Plan.

WHAT HAS HAPPENED TO THE ST LEONARDS CROWS NEST PRECINCT PLAN?

This is the plan that promised to bring some order to the chaotic development of St Leonards Crows Nest, an area that has paid the price of uncoordinated planning by three Councils. We hoped to see the plan in the first quarter 2018 but, still we have no date for its release.

Meanwhile, developers are seeking approval to re-zone large portions of the North Sydney LGA portion of the precinct for more residential development. As well!

In August our Councillors gave unanimous support to a motion (moved by Councillor Zbik and seconded by Councillor Vissel) calling upon the Minister for Planning to declare a moratorium on further re-zoning proposals until the planning changes foreshadowed in the St Leonards Crows Nest Precinct Plan are legislated. This would give the area much needed breathing space and would allow for better planning overall. The GCA has shown support for this motion by writing our own letter to the Planning Minister, and also requested that Council do the same, urging this moratorium on new developments until the Plan is finalised.

A recent article in In the Cove, however, has given us pause, where it was revealed that the planning powers have been ceded to the Greater Sydney Commission (GSC). We have a meeting planned with the GSC soon to clarify this. In the meantime, there is a template letter on our website to be

sent to the relevant planning authority urging it to support the moratorium proposal, ready to send once we sort out who to send it to!

SAFework FORUMS ON VIVA GORE BAY TERMINAL OPEN UP AVENUES FOR REGULATOR CONTACT

From June 2017 to September 2018 GCA representatives attended regular meetings with representatives of Viva Energy Australia, and a range of government regulators, including the EPA. These meetings were an initiative of SafeWork NSW. Whilst discussion has been robust at times, these meetings have given us a clearer understanding of the operations of the terminal and objectives and concerns of all involved in its oversight. This was a great initiative and thanks go to SafeWork and to all who participated in the six forum sessions. You will find the Minutes of the forums on our website.

GREENWICH ARTS TRAIL

This is always a great day out, where you can chat to artists, and in some cases explore their studios and see how they work. Now in its 7th year, the trail has everything for everyone, whether you're there for a quick visit only or a whole day out. Food, drinks and harbourside picnic spots add to the atmosphere, plus a wonderful variety of paintings, sculptures, pottery, jewellery, photographs and textiles on display and for sale.

Date and time:

Sat & Sun 3 & 4 November - 10am-4pm.

Maps available at the Greenwich local shops, FB or

www.greenwichvillageartstrail.com.au

CAROLS IN THE PARK

Yes, it's almost Christmas. Our December newsletter will highlight all the fun things to do, but we thought we should mention 'Carols in the Park' in this newsletter because they will take place early, on 3 December in **Leemon Reserve, Robert St, Greenwich**. The fun starts at **6 pm**, with a sausage sizzle and drinks for sale.

STAY IN TOUCH

We encourage all residents to visit our website regularly, especially as now there will be urgent updates as things change and we need to be able to communicate quickly with the community.

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