



GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

OUR NEXT PUBLIC MEETING IS ON WEDNESDAY, 17 APRIL 2019, AT 7.30 PM, in our usual venue, the Greenwich Community Centre, 46 Greenwich Rd. Light refreshments will be available throughout the evening, and everyone is welcome to attend. There is just so much going in what used to be our laid back community, that there will be no shortage of agenda content. Come along and catch up.

SUBSCRIPTIONS FOR 2019 AND THE NEW COMMITTEE

Included with this newsletter is a separate subscription form. If you haven't already done so this year, then please pay the very reasonable fee and help us in our endeavours to be a watchful eye and a hard-working advocate for a decent and liveable community.

At our AGM in February the new committee was elected:
Merri Southwood, President; Alan Winney and Peter Deane, Vice Presidents; John Southwood, Treasurer; Liz Gill, Secretary; Liz Walton, Lisa Perry, Penny Mabbutt, Don Murchison, committee members.

DEVELOPERS PUSHING COUNCIL ON St LEONARDS SOUTH WITH THEIR OWN RE-ZONING PROPOSALS AND DAs

We have the NSW election behind us, so some of the things that were put on hold prior to the election, can now be addressed.

We have a new Minister for Planning.

The Planning Department's draft plan for St Leonards and Crows Nest (the 2036 Plan) is still on the books.

If Lane Cove Council decides to pursue its proposal to rezone St Leonards South (SLS) for high density, the final plan for SLS will need to be amended to be consistent with the 2036 Plan.

Council's SLS Plan is still on the books, exactly as approved in July 2015. Council has not chosen to cancel or change the plan, despite clear community concern. The current deadline for Council to finalise its plan is 2 June 2019, which means that Council needs to vote on the plan around mid-April. If it wants more time, it will need to go back to the Planning Department for approval.

The review of Council's SLS plan by the Independent Planning Commission (IPC) is still on the books.

The IPC has been directed to review the SLS plan to advise the Minister if it is consistent with the 2036 Plan. If Council does decide to proceed with SLS, the Minister (or his Department) will determine exactly how the SLS Plan will look, so the IPC review is critical. The GCA is updating the IPC with information and some of this has been posted to the IPC website. We still have no details as to how community members can make submissions to the IPC, nor whether the community will have the chance to present to the IPC at a public meeting, a matter that we have pursued since October last year.

Council still has on its books a resolution that seeks delay of the IPC review until after the 2036 Plan is finalised but we see no sign that the Planning Department has responded to this request. The IPC seems to be moving ahead with its review.

Things get murky from here!

We have now established that in early February this year two of the developers that own large land holdings in SLS

decided they could not wait any longer for Council to make up its mind about SLS. They have put in proposals of their own to rezone their sites for high density. And, in anticipation that they will get what they are after, they have also submitted Concept Development Applications for these sites.

For reasons we cannot understand, it took some time for Council to even tell our Councillors and the community that the DAs existed. And it took even longer for Council to make the full detail of these DAs available on its website. The GCA had to press hard for these details and they are now accessible on: <http://www.lanecove.nsw.gov.au/Development/CurrentDAs/Pages/DASearchandEnquiry.aspx>

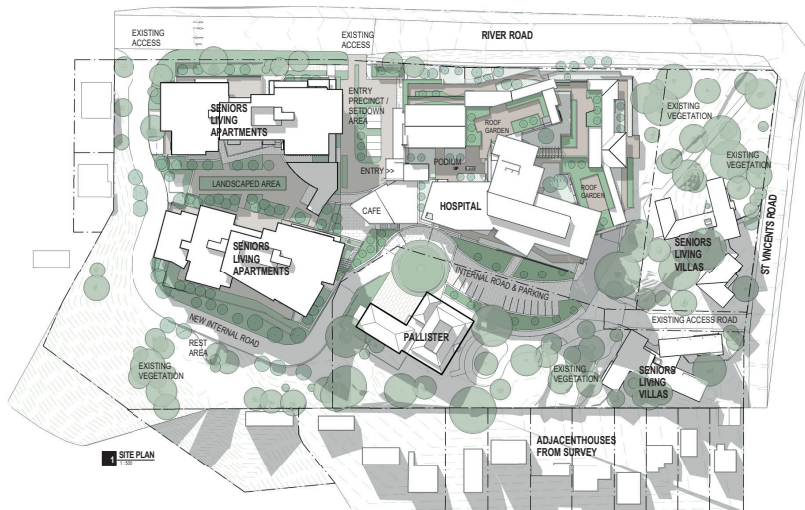
These plans are alarming – we are now starting to get a clearer sense of what St Leonards South will look like if either Council's rezoning plan or those of the developers are ultimately approved. But this development cannot happen until the rezoning is completed.

We want to know what is in the developers' rezoning proposals but Council will only provide brief summaries. They are meaningless without access to complete documentation.

So how is Council going to manage the fact that it has its own rezoning proposal for SLS running in parallel with two proposals from developers to rezone their individual portions of SLS?

We have heard for years that Council wanted to control the SLS rezoning process. Perhaps things are now somewhat out of control. And it is the community that may be asked to pay the price.

GREENWICH HOSPITAL ALSO A PLUM TARGET FOR 'OVER' DEVELOPMENT



Concept Plan for Greenwich Hospital.

HammondCare, the owner of Greenwich Hospital has exhibited a Concept Proposal to substantially alter and upgrade the hospital amenities and add two towers of Seniors Living and villa units in the grounds. A significant number of speakers spoke against the Proposal at Council's 19 March meeting and the GCA has lodged an objection.

Here are some concerns:

The Addition of Seniors Living Units/ Villas

Not only does this contravene the zoning of the site for hospital use only, it will also cause that land to be lost to public infrastructure forever and prevent the hospital from expansion when needed. The height, bulk and scale of the proposed dwellings will cause loss of amenity to hundreds of nearby residents, and are not compatible with current residential buildings, expectations of residents, or the landscape.

Villas and the underground car park would destroy bushland and valuable wildlife habitat that many have worked hard to preserve, including Lane Cove Council

Heritage Issue

The height of the proposed main hospital building causes it to dominate Pallister House and diminish views towards it and forever impair the immediate environment of this heritage-registered grand residence.

Environmental Aspects, Amenity and Bushland Preservation

The removal of over 50% of the trees on the site, most of it to make way for the seniors' blocks, will drastically change the nature of the site and remove its 'bush environment' forever. The development

includes buildings, internal roads, paving, landscaping, terracing and storm-water works. It is incalculable what the effects will eventually be on the surrounding bushland and Gore Creek Valley.

In addition to visual overbearing, the amenity of local residents will suffer from loss of privacy, lighting, noise, roads and traffic, and 24-hour operation.

Traffic and Associated Dangers

Greenwich School children will be at risk on the crossing outside the hospital due to construction traffic movement.

The added stress on St Vincent's Road, with increased parking and traffic movements, will impact the local traffic flow, badly affecting residential amenity.

LANE COVE COUNCIL PROPOSING CHANGES TO ITS PUBLIC FORUM PROCEDURE

Late last year the NSW State Government published a Revised Model Code of Conduct and a new Model Code of Meeting Practice for Local Councils, which must be adopted by 14 June 2019. Council are permitted to amend the Codes, and for our Council the main changes relate to the public forum proceedings. Council has suggested some tighter rules around the forum that we think you should be aware of:

- Intending speakers must now complete and submit an information form by 5 pm on the day of the meeting.
- No more than four speakers are permitted to speak either for or against any agenda item.

We have always valued and respected the way in which the general public has been able to present points of view to Councillors and command a fair hearing. We think that any proposals to limit this

privilege would be a retrograde step. LCC is seeking community feedback on the new codes; make a submission to the LCC General Manager by 5 pm Thursday 9 May, by:

- Post: PO Box 20, Lane Cove NSW 1595;
- Email service@lanecove.nsw.gov.au

Thank you to Jacky Barker and In the Cove for providing this information. For further information see the Council website.

JOIN THE VIVA TERMINAL SUB COMMITTEE

This is an active sub-committee of the GCA, and there is still a lot to do towards ensuring that the terminal operates at world's best practice. We need more hands on deck - please contact Merri Southwood on 0412 361 331.

CRAZY WHIST NIGHT

After a break of a year, the Isabelle Heim Fund will be running another great Crazy Whist Night at the Greenwich Community Hall on 13 April, starting at 7pm. Entry price is \$50 including food and wine. Tickets are scarce, but you may get lucky if you call Tom Lawson on 0417 287 962 in time.

GORE HILL MEMORIAL CEMETERY TOUR

The next tour will be on Sunday, 28 April 2019 from 10.30am to 12.30 with the theme 'Connecting People, Places and the Past'. This will highlight the role of Maria Green and her family of Greenwich House who are buried in the cemetery.

Fee \$5 and no booking required. Please contact Reg Mu Sung for further details. rmusung@gmail.com

STAY IN TOUCH

We invite all residents to visit our website regularly, and to sign up to receive communications from us. This is especially important now, as there will be urgent updates, new information and calls for action, and we need to be able to communicate quickly and effectively with the community.

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