



GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

NEXT PUBLIC MEETING

Our next public meeting is on **Wednesday, 11 December**, (Note, we meet the second Wednesday in December, not the third as for all other meetings) in the Greenwich Community Centre, 46 Greenwich Rd, at **7.30 pm**. This will be our final meeting for the year and we warmly invite you to join us to enjoy some Christmas goodies and to celebrate the end of a busy year. Come along and hear how our projects are faring, meet your neighbours and friends and raise a glass (or two).

AN UPDATE ON ST LEONARDS SOUTH

We are waiting for the report of the Government Architect on the St Leonards South Plan and our Council's response to it.

Following the damning report of the Independent Planning Commission (IPC) on the Plan, Lane Cove Council had asked the Department of Planning Industry and Environment (DPIE) to tell it (the Council) what should be changed; the DPIE then convened a design review or charrette on 11 November to *provide an opportunity for an open and structured discourse with Lane Cove Council on the St Leonards South Residential Planning Proposal. In addition, to give a clear strategic context for South St Leonards to direct planning for the area.*

Attendance at the charrette was limited to the NSW Government Architect Design Adviser, senior DPIE officers, Council strategic planning staff, Council's SLS project consultant Annand Associates Urban Design and, as an observer, Dr Deborah Dearing, Eastern City, District Commissioner Greater Sydney Commission. The GCA's request for inclusion of both Councillors and community representatives as observers was refused.

The NSW Government Architect will issue a report to include

recommendations and options to address the IPC issues and the DPIE has confirmed that this report will be released on its website.

But the burning question is how Council will respond to the report. We expect, at a minimum, full community consultation on Council's response to the plan, whatever the scale of proposed change. The development landscape in our area has altered significantly since we were last consulted at the end of 2017. We are now seeing the looming impacts of the huge Council-approved residential towers across the rail-line. The population increase and infrastructure stress caused by these developments must be factored into the scale and design features of a revised SLS Plan.

OVER DEVELOPMENT OF GREENWICH HOSPITAL – AMENDED PROPOSAL

Following HammondCare's first State Significant Development Application for the redevelopment of Greenwich Hospital in February this year, some 200 objections (including the GCA's) were received by the DPIE. As a result, an amended proposal from HammondCare is now open for comment until 18 Dec 2019. Notwithstanding some positive changes, most of the critical issues still remain.

Objections lodged against the previous proposal will not count as submissions for the new proposal.

Here are some points for a new objection:

- The bulk and scale of the Hospital and the Seniors Living Apartments are inconsistent with the generally low-density residential character of the area.
- The proposed development of two large 7-storey residential towers as a commercial investment is contrary to the zoning of the land for a health services facility.
- Visual impact of the 8-storey hospital tower on the highest point of the site will dominate the skyline within a residential single-dwelling landscape.
- HammondCare commissioned independent consultants to examine the visual impact of the development on residents in Greenwich and Northwood. The consultants noted that:

“The Proposal will introduce a significant new level of built-form and development to the site. The upper levels of the proposed buildings form the most noticeable element to the surrounding area.”
- Traffic increases on River Rd and surrounding areas, and peak hour gridlock.
- Concern for safety of children accessing Greenwich Public School and pedestrians using the River Rd pedestrian crossing.
- Removal of trees on the western and southern perimeters facing Northwood; inevitable damage to

sensitive E2 zone bushland valley.

- Residential housing on land zoned for health services rules out future expansion of health services here.
- Seniors Units cannot be right beside bushfire-prone land (facing Northwood). This will require RFS Asset Protection Zone tree removal – precious trees to go from land not zoned for residential.
- No visual impact survey has been carried out on the effect on residences adjacent to the south of the site on Gore Street or on Bob Campbell Oval, the only sizeable sports ground in the area. These are the areas which will be most heavily impacted by the towers looming over their boundaries.

Please lodge a new objecting submission by **18 December** (and a week earlier if posting).

Further information on

<http://www.planningportal.nsw.gov.au/major-projects/project/12171>

AN ACCIDENT WAITING TO HAPPEN - HAPPENED

The latest accident on the narrow River Rd cliff section of the footpath, a noted black spot, raises serious safety concerns for school children, pedestrians and cyclists. On Wednesday, 20 November a trailer careered off the road onto the footpath, demolishing most of the protective fencing in front of the school entrance, which fortunately prevented it from entering school grounds. Had this happened an hour later while kids were going home this could have been disastrous.

In March a car careered off the road, across the footpath 200 metres from this same location, landing in bushland. It narrowly missed demolishing a bus shelter and pedestrians.

The GCA supports urgent calls to provide a safe SUP from Greenwich Rd to the golf course by cutting back the cliff to widen the footpath and installing protective barrier fencing along the entire stretch, to safeguard against further accidents from speeding downhill motorists.

SOME TRADITIONAL GREENWICH CHRISTMAS ACTIVITIES

Carols in the Park

At Leemon Reserve on Monday 2 December, starting at 6 pm. Fun for all the family with a sausage sizzle, drinks and glow sticks available for purchase. Or bring your own picnic. All funds raised will go to Youth Off The Streets.

Enquiries: 9966 0534.

Santa at the Wharf

Santa is expected to arrive at Greenwich wharf on Christmas morning on the 8 am ferry with presents for the children. Santa's helpers will receive presents from 17 to 24 December, 9 pm, at the home of Jane Marquand and Dennis Karp, 24 George St Greenwich, entrance in Harrison St. They ask you please to make sure presents are clearly labelled so Santa doesn't get confused. There will be tea and coffee available on the morning for a gold coin donation to Mission Australia.

SOME SOBERING STATS

The GCA has a committee of nine. Since February this year we have written (or emailed) 100 letters and 11 formal submissions. We have attended 10 council meetings and at least 15 community meetings and public hearings concerned with issues in our area which could deliver unacceptable outcomes for Greenwich and its residents were it not for the dedication of groups representing large sections of the community concerned about local amenity.

This bi-monthly newsletter is delivered to 2,000 households in Greenwich and is emailed to those on our GCA website contact list.

And several email broadcasts have gone out to over 400 on our GCA contact list.

The fact that the Independent Planning Commission has come out so strongly against the scale and design of St Leonards South, a plan that, if realised, would deliver a potential ghetto in our area, is testament to the dedication, determination and concern of the GCA that our precinct remain a beautiful and viable place to live, while still allowing for reasonable growth.

As outlined earlier we may still have a while to go on this front, but we have

made great headway.

But the GCA has only 197 financial members.

So here's the kicker. **The GCA needs money and support.** As the issues facing this community become more and more technical and time consuming, we need to pay for consultants, experts and GIPA or FOI applications.

We need to produce this newsletter and run a website. We are all volunteers and we give our time willingly and generously, but we need to know that you support us. You don't have to join committees or attend meetings. In fact, you don't have to do anything. But you can pay the small sum of \$20 per household per year (\$10 for pensioners) to become members.

Thank you to all of you who will continue membership and a hearty plea to those of you who appreciate what we do to fork out for new membership. The sub slip for next year is included in this issue.

There is also a practical reason for joining before our first meeting and AGM in February next year. As financial members you are entitled to vote for a new committee and on other matters as they arise.

And while we're on the subject, a huge **THANK YOU** to our wonderful committee and to our band of volunteers. Special thanks go to our webmaster, Dion Weston, our newsletter delivery coordinator, Maryed Hartnell, our auditor, Brian Bird, and our band of loyal newsletter deliverers.

STAY IN TOUCH

Just because it's Christmas time, doesn't mean that business will stop. There is a possibility that the St Leonards South Plan (among others) may require further urgent action, so please visit our website regularly (www.greenwich.org.au) to keep up to date with what's happening, and sign up if you haven't already done so to receive electronic postings.

Best wishes from the GCA committee for a wonderful and uplifting holiday season. Merry Christmas and Happy New Year.

Merri Southwood,
President 0412 361 331