



GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

NEXT PUBLIC MEETING - 17 JUNE

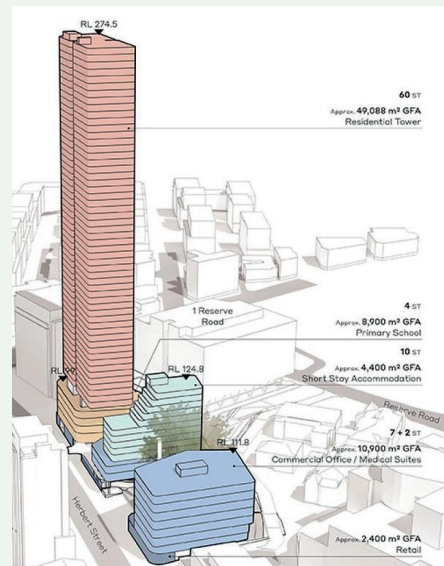
We hope you are all coping at this difficult time. Last newsletter we flagged that in June we might be able to meet face to face. Unfortunately, at this point in time when the newsletter is going to print, we think it won't be feasible to have a public meeting, but we are considering other options. We are particularly missing our connection with our community because things are happening with what seems like breathtaking rapidity, with Covid-19 pandemic a real or massaged excuse for concerning behaviour on the part of our representatives at all levels of government. So, at this stage we are considering a Zoom meeting at the usual meeting time - **Wednesday, 17 June at 7.30 pm. All those who are interested in attending please email John Southwood at jsouthwood@spectrafin.com.au, by 14 June**, and you will be notified and sent links on the day.

SENIORS HOUSING AVALANCHE IN EAST WARD

1. It all started with **33 Greenwich Road** – DA approved for **92-bed residential aged care facility**.
2. **2 Greenwich Road** – DA lodged for **40 senior independent living units** – we assume the DA will go to the Sydney North Planning Panel for decision.
3. Pathways development at **4-18 Northwood Rd, 274 & 274A Longueville Rd - 130 residential care beds** – the re-zoning of the site has been approved by the Department of Planning so presumably a DA is on its way.
4. **266 Longueville Road** – a site owned by Council will be leased to Australian Unity for **70 beds and 82 independent dwellings**. The Sydney North Planning Panel will determine this one on 24 June.
5. **Greenwich Hospital re-development** – at least **80 serviced seniors living units** – awaiting assessment as a State Significant Development.

Both 266 Longueville Road and the Pathways developments will be accessed near a busy traffic intersection.

MORE BREATHTAKING DEVELOPMENTS OVERTAXING LOCAL AMENITY



The Herbert St Precinct

With this massive development in the grounds of Royal North Shore Hospital (which will include a primary school), plus two more huge developments just across the railway line, **plus Gore Hill Oval** being touted as the green space for SLS residents, the demands on Gore Hill Oval will be almost impossible.

<https://www.skyscrapercity.com/threads/proposed-st-leonards-herbert-street-precinct-rnsh-60st-200m-mixed.2273872/#post-16818849>

The International Chinese School

This is another State Significant Development Application in what most people know as the Cemetery Trust building on Pacific Highway. Work has progressed fast for a school of 160 students despite the fact that the development has not yet been approved.

Negotiations are taking place with Willoughby Council to use Gore Hill Oval and surrounds (presumably this includes the children's playground).

CALLING ALL CYCLISTS

We are seeing so many more cyclists on the roads with people choosing to cycle rather than use public transport. So, it is time to get organised to ensure that cycling is made easy and safe in Lane Cove. Join the Active Transport Sub-committee - contact Don Murchison donmurchison@gmail.com. Don has been pushing hard lately urging Council to apply for a share in grants to councils to upgrade/create more safe shared user pathways and temporary cycleways, so if you can help in that regard you will be welcomed with open arms.

DRAFT PLAYGROUND STRATEGY – There is still time to have your say by 24 June

www.lanecove.nsw.gov.au/CouncilConsultations/Pages/playgroundstrategy.aspx

There are big implications for Bob Campbell Oval – more below – look at p 16.

PRECIOUS OPEN SPACE IN LANE COVE - what is happening to it?

As well as the afore mentioned Gore Hill Oval, we are now finding that there are ambitious plans and budget strategies in the pipeline for the golf club site and Bob Campbell

Oval, **neither of which has gone to community consultation.**

We needed to join the dots to work out what is going on, and this is what we found:

A Master Plan for Bob Campbell Oval is flagged as a 2021/22 project in Council's draft Playground Strategy. We are told there will be **the most comprehensive community consultation process** about plans for ovals like BCO.

We have now heard that Council already has a Master Plan that has been used for indicative costing – but who was consulted about this plan?

The Mayor confirmed at Council's 18 May meeting that Council has applied to the Department of Planning and Environment (DPIE) for a \$3 million grant to carry out the work detailed in this undisclosed Master Plan.

Curiously, a \$3 million income figure over two years appears in Council's draft Budget papers, so it seems that Council is pretty sure the grant will be approved.

As to what is proposed, the detail is buried in the Budget papers but not in the draft Playground Strategy—a synthetic field, a new dog park and a major children's playground.

We are presuming what will happen once the synthetic surface is down – more usage, which means brighter lights, more night games, more traffic in very little space with no capacity to manage it. And we wonder where there is room for a dog park after a run-off from the oval is taken into account.

Bob Campbell Oval is cherished by the Greenwich community as its only significant communal space. Changes to it warrant **comprehensive community consultation.**

Council also has plans for a major sports precinct on the golf course site (yet to go to consultation but well advanced to the point of Council voting to pursue a \$20 million debt). Isn't it time to recognise that community space is precious and not for its monetary value. There must be a coordinated planning approach, taking into account the needs of the community, not piecemeal planning?

ST LEONARDS SOUTH MASTER PLAN

This is now out of Council's hands and with the Department of Planning and Environment - a sorry chapter for Lane Cove Council 2012 -2020

There was no urgency about deciding on the SLS plan, and many community members pleaded with Council to delay the decision, but Council chose to take a final vote about SLS at an extraordinary meeting on 11 May in the middle of a pandemic, with no public forum, with no opportunity for community members to have their submissions read to Councillors and with no opportunity for community consultation about the options before Council on the grounds that this would have been illegal.

Council voted to approve an amended plan with Councillors Palmer, Strassberg, Brent, Bennison and Brooks-Horn voting in favour and Councillors Vissel, Morris and Zbik voting against.

There are minimal amendments to the original SLS Plan despite the unequivocal negative findings of the Independent Planning Commission and the recommendations of the Design Charrette convened by the DPIE, not to mention the hundreds of submissions lodged with Council after the SLS Plan went on exhibition in late 2017 and on numerous other occasions.

It was particularly galling to see that, after waiting for over two years for Council to report on the community submissions made in 2017 /early 2018, Council's summary of the detailed, sophisticated and well-considered submissions reduced them to 19 bullet points and included no statistical analysis. For example, remember all those comments you made about traffic congestion? Here is the Council summary of what you said: **7. Traffic.**

This pretty much summarises what we have all come to realise about Council's dismissive attitude when it comes to engaging with community members regarding their concerns about SLS, concerns that have been articulated loudly and clearly for so long.

Changes made to the original SLS Plan

- Reduction of the base FSR (Built Area) of 5%, down to 2.6:1 across the entire precinct.
- We are told by Council that dwelling numbers will reduce by 17% and, by the Mayor, "by nearly 20%". We cannot work out how these percentages are calculated and why the discrepancy and Council will not supply its modelling.
- The dimensions of the park that is proposed to run from Park Road east to Berry Road remain unchanged –

at 3,500 sq m, it is smaller than the enclosed dog park at Blackman Oval.

- A proposed expansion of Newlands Park on its western boundary through the proposed closure of the lower portion of Canberra Ave (which came as a surprise to residents, but not, it seems, to the owner of the development site next to Canberra Ave). Although currently on hold, if this proposal were to proceed, it would have major impact on traffic issues.
- A reduction in height of some of the buildings on Canberra Ave but not at the top of the site, where a 19-storey tower is planned.



This is an artist's impression from a submission made to DPIE by the Wollstonecraft Precinct Association but remember this is a sloping site!

The SLS Plan is now with the DPIE for finalisation. We are looking to the Department to do what is said it will do on 31 March 2020:

"...assess the proposal against the conditions of the Gateway Determination, the (Charrette) Report as well as the IPC's advice. That is to say, the (Charrette) Report does not supersede the advice provided by the IPC."

It has plenty of material before it to demonstrate that the SLS plan must change significantly.

We look to the DPIE to include the community – from Lane Cove and from adjacent areas - in this process. And we look to you, the community, to stay in touch as we will need your support now more than ever.

STAY IN TOUCH

Please visit our website regularly to keep up to date. If you wish to receive electronic postings please email jsouthwood@spectrafin.com.au

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