



Dear Community Member

Council went ahead with its meeting on 11 May to vote on changes to its SLS Planning Proposal.

- Just **one week's notice** of a meeting to vote on the recommendations of a lengthy report with massive implications for the community
- When the NSW **Department of Planning** media unit had **confirmed that it had not issued a directive to Council about the timeframe** to progress its St Leonards South Planning Proposal, **despite Council's insistence that it had to be done on that day**
- When Councillors had at least **130 submissions or emails** from the community to read, most of which were sent on the weekend before the vote
- And when we have no idea when Councillors received the many submissions that were emailed to service@lanecove.nsw.gov.au
- In a meeting that the community could not attend **due to a world- wide health emergency**
- A meeting in which some submissions received by Council by its midnight Sunday deadline were not listed in Council papers
- And a meeting in which the **submissions sent to service@lanecove.nsw.gov.au were not read aloud** at the start of the meeting

Knowing that a vote on the SLS changes was imminent, the GCA had been trying, for some time, to secure Council agreement to conduct community consultation about the changes it proposed to make. We were aware that there was no legal requirement for Council to conduct consultation but hoped that Council would see it as appropriate and fair to do so.

By the day of the vote, it was clear to the GCA and community members that this consultation would not happen. We were being told by some Councillors that consultation "*legally cannot occur under the Government's Gateway process*" and that "*there can be no further consultation*".

A motion to defer a decision on the Planning Proposal changes until August (moved by Councillor Zbik and seconded by Councillor Morris) was defeated.

Councillor Morris moved an amendment to put the 4 options canvassed in Council's report on public exhibition for 6 weeks – the Mayor did not accept the motion – *“we have had legal advice and I can't accept your amendment because it is unlawful”*.

Councillor Morris moved an amendment (seconded by Councillor Vissel) that "The Minister be requested to re-exhibit the amended proposal because of the current climate relating to the pandemic **which means that the community are not able to be heard in the public forum.**

After a series of amendments the minutes record the approved amendment as follows:-

“Ask the Minister to consider re-exhibition of the amended proposal.”

Councillor Zbik moved a foreshadowed motion (seconded by Councillor Vissel) to give notice to the Department of Planning to withdraw the SLS Planning Proposal. This motion lapsed when the majority of Councillors approved the motion to proceed with the changes recommended in the Council report.

In short, whilst we hoped for a different outcome, it was as expected - the majority of Councillors voted to support recommended changes to the SLS Plan.

Here's how the votes went:-

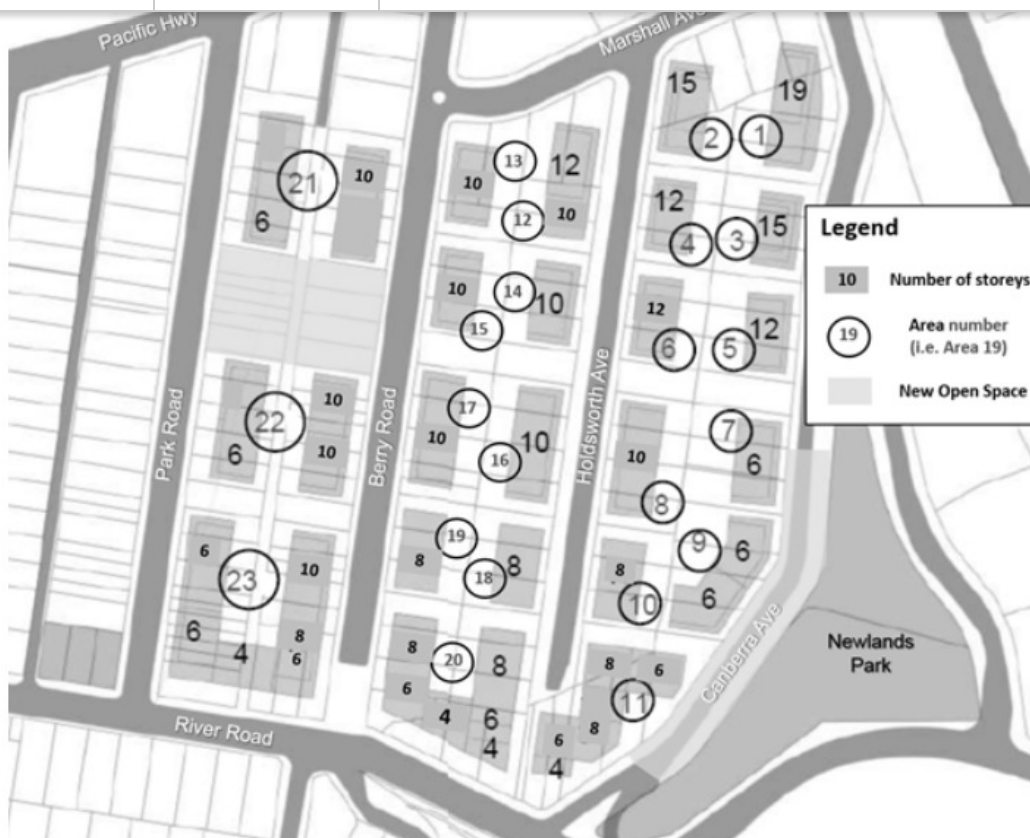
| For | Against |
|--|---|
| Councillor Scott Bennison (West Ward) Councillor Karola Brent (Central Ward) Councillor David Brooks-Horn (East Ward) Mayor Pam Palmer (East Ward) Dep Mayor Daniel Strassberg (West Ward) | Councillor Katherine Morris (Central Ward) Councillor Frances Vissel (East Ward) Councillor Andrew Zbik (West Ward) |

We are saddened that 2 of our 3 East Ward Councillors were not willing to give those who elected them a chance to provide input on the Council's proposals when they are so aware of the level of community concern about the scale of Council's plans and when there was no need to rush the vote.

Our June newsletter will include full details of what SLS will look like under Council's Plan.

But a few details for now.....

- **Height changes** – refer figure below (this was inserted just 5 hours before the meeting started)
- **FSR** (the measure of the total area of buildings including all floors expressed as a ratio to the total site area, ie the density of construction) **reduced by 5%**



Revised Figure 13: Revised Option 4 – redistribution of floor space, 5% FSR reduction and revised dwelling mix

- **Dwelling numbers?..... far from clear**

We had been told that dwelling numbers will reduce by 17% to nearly 20%.

We have asked for, but did not receive, Council's modelling on predicted numbers.

We have done modelling of our own and are not convinced that dwelling numbers will definitely fall. It all depends on dwelling mix and Council has only specified a minimum (but no maximum) of one, two and three bed apartments.

When we used the dwelling mix in the old SLS Plan to calculate dwelling numbers – compared apples with apples - we found that the new plan would give us 2300 dwellings **not much less than the 2400 in the previous plan.**

- **The additional 3,500 sqm of expansion of Newlands Park far from in the bag**

We heard in the Council meeting that, with the proposed Newlands Park expansion, 20 % of the area of SLS will be parkland.

The extra 3500 sqm of open space was clearly an important reason why Councillors voted as they did on Monday night.

But the Canberra Avenue road closure process (River Road to Duntroon Avenue) required to deliver this expansion **will not start until after the SLS Planning Proposal has been approved.**

Whilst were told on Monday night that the developer who owns the lots affected by this road closure was happy to work with Council, this is not the case for the **Duntroon Avenue residents and for those who use Canberra Avenue regularly, all of whom had not heard of the proposal until Council's papers**

- And what seems to have been a missed opportunity - **no inclusion of a pedestrian/bicycle overpass** to link Greenwich with St Leonards and the Metro, or SLS to Wollstonecraft Station and Greenwich peninsula.

And what next.....

Council will now complete its paperwork and submit its amended Planning Proposal to the Department of Planning, as the Minister for Planning and Public Spaces has ultimate power to finalise the plan.

We will be looking to the Department to ensure that it does what it has stated in writing to us (and to many others):-

(It) will assess the (SLS) proposal against the conditions of the Gateway Determination, the (Charrette) Report as well as the IPC's advice.

Many aspects of the clear IPC advice are not addressed in Council's revised plan.

And we will be looking to the Department to put the SLS Plan back on exhibition for comment before it is finalised.

And finally.....

Thank you to all who made a super human effort to get submissions and emails to Councillors at such short notice and at a difficult time.

Please keep Wed 17 June free.

We hope that we will be able to hold our scheduled general meeting.

You'll need to bring a blanket – with seats 1.5 metres apart it could be pretty chilly in the Community Centre.

Merri Southwood

President

Greenwich Community Association Inc.

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