



Dear Community Member

ST LEONARDS SOUTH PLANNING PROPOSAL

COUNCIL MEETING UPDATE

MONDAY 11 MAY AT 7 pm

Details below

- IT IS NOT FAIR TO HOLD A CRITICAL COUNCIL MEETING AT THIS DIFFICULT TIME
- IT IS NOT FAIR THAT COUNCILLORS WILL NOT BE ABLE TO HEAR WHAT WE HAVE TO SAY IN PUBLIC FORUM
- IT IS NOT FAIR FOR THE COMMUNITY TO HAVE TO RESPOND TO SUCH A COMPLEX SET OF PROPOSALS IN ONE WEEK

BUT WE NEED TO FACE THE REALITY THAT A CALL FOR A DEFERRAL OF COUNCIL'S MEETING OR FOR COMMUNITY CONSULTATION POST-MEETING MAY NOT GET SUPPORT ON MONDAY NIGHT.

DO NOT LET ALL THE HARD WORK OF SUBMISSION WRITING AND COUNCIL MEETINGS FROM 2014 TO NOW GO TO WASTE JUST BECAUSE A DECISION WILL BE MADE WHEN WE CANNOT MEET AND CANNOT ATTEND A MEETING OF OUR ELECTED REPRESENTATIVES.

WE NEED TO PUT EVERYTHING WE CAN INTO LETTING OUR COUNCILLORS KNOW WHAT WE THINK OF THE OPTIONS TO BE CONSIDERED ON MONDAY NIGHT

AND WE NEED TO DO SO BY GETTING EMAILS OR CALLS TO THEM BY SUNDAY NIGHT



The Current Plan



The preferred Option 4 in the proposed revised plan

**More trees in artist's impression but little change to building heights
Change to unit numbers? – we are waiting to hear how numbers are calculated**

Council Meeting Details Monday 11 May 2020 at 7 pm

Agenda

The Agenda for the meeting can be found on this link – lots to read so allow a couple of hours!
http://lccweb.lanecove.nsw.gov.au/bps/Open/2020/CNL_11052020_AGN_EXTRA_WEB.HTM

Due to COVID 19 public health restrictions the meeting will be online

<http://www.lanecove.nsw.gov.au/YourCouncil/CouncilMeetingsandReports/Pages/MeetingWebcast.aspx>

Submissions

1. No Public Forum

When Council meets in Council Chambers members of the public are able to address Councillors in public forum at the commencement of the Council meeting. This facility will not be available on 11/5 due to public health requirements.

2. Submissions in lieu of public forum

Written submissions of maximum 500 words can be sent via email to service@lanecove.nsw.gov.au to be received by Council no later than midnight on the day prior to the meeting (Sunday 10 May)

Audio or visual submissions of no more than 3 minutes in length can be sent by email to service@lanecove.nsw.gov.au to be received by Council no later than midnight on the day prior to the meeting (Sunday 10 May). Because video file sizes can be large, Council recommends using a service such as dropbox, google docs or similar.

WE HAVE TRIED HARD (WITHOUT SUCCESS) TO ENSURE THAT SUBMISSIONS WILL BE READ OR VIDEOS WATCHED AT THE START OF THE MEETING BUT PLEASE SEND THEM ANYHOW

3. Submissions over 500 words If you wish to make a lengthy submission ie more than 500 words please post or email your submissions to Councillors or Council officers – best to aim for Sunday night 10/5. Contact details attached.

4. Call your Councillors Contact details attached at end of this broadcast.

WE WOULD LIKE TO HAVE A COPY OF YOUR SUBMISSION IF YOU ARE HAPPY TO SHARE IT.
Please email to southwood@bigpond.com

SO PLEASE GET YOUR COMMENTS IN TO OUR COUNCILLORS

There is an enormous amount of detail in the Council papers for Monday night and it is worth taking some time to read them.

You will find information about the St Leonards South Planning Proposal (current and proposed) in Hot Topics on Lane Cove Council's website <http://www.lanecove.nsw.gov.au/Pages/Home.aspx>

And check the Greenwich Community Association newsletters on our GCA website
<http://greenwich.org.au/>

Some details of the plan to assist with your submissions.....

- The St Leonards South Planning Proposal is a Lane Cove Council initiated Planning or Rezoning Proposal.
- It relates to a site bounded by River Road, Canberra Ave, Marshall Ave and Park Road East.

- It proposes the replacement of an R2 zone with an R4 zone to allow demolition of 138 dwellings and replacement by approximately 2,000 to 2,400 units.
- Council has prepared a series of options for a revision of the plan and these are outlined in Council's report for Monday night.
http://lccweb.lanecove.nsw.gov.au/bps/Open/2020/CNL_11052020_AGN_EXTRA_WEB.HTM
- If Council decides to proceed with its original plan or adopt an amended plan, it will then be submitted to the Department of Planning for "finalisation".
- Malcolm Mc Donald, Executive Director, Eastern Harbour City, Department of Planning advised on 3/3/2020 that

"The Department will assess the proposal against the conditions of the Gateway determination and make a recommendation to the Minister for Planning (or delegate).

I can assure you the Department will assess the proposal against the conditions of the Gateway Determination, the Report (the report issued by the Department of Planning after the completion of a Design Charrette for the SLS Planning Proposal) as well as the IPC's (Independent Planning Commission) advice.

For details of the previous plan please go to

http://ecouncil.lanecove.nsw.gov.au/TRIM/documents_TE/407633055/TRIM_SLS%20Exhibition%20Panels%20for%209%20December%202017%20drop%20in%20session_1213938.PDF

For details of the options under consideration for a revised plan and of the option recommended in Council's report please go to

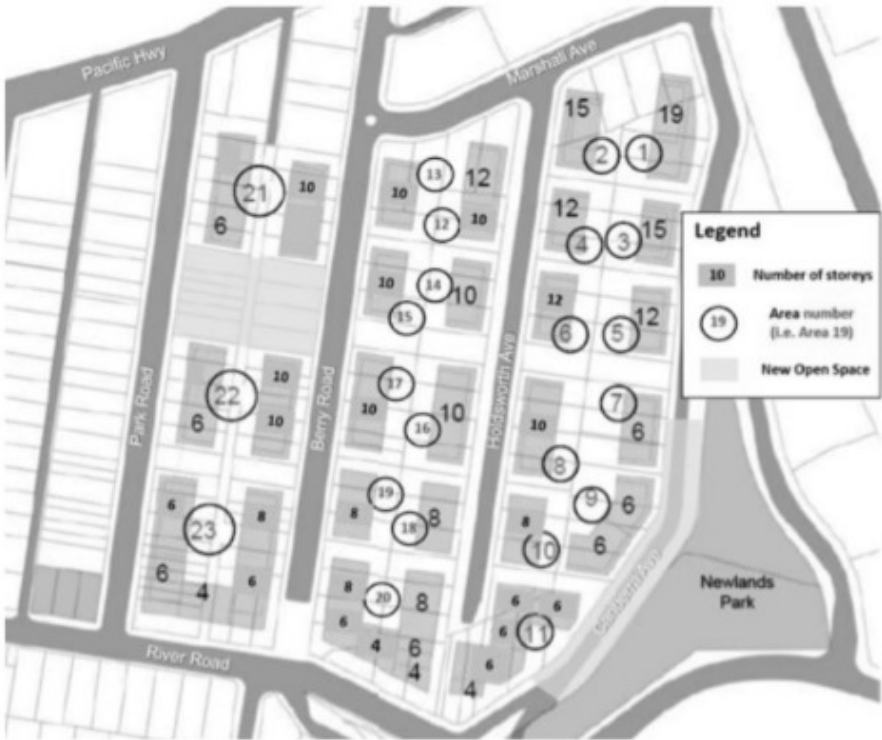
http://lccweb.lanecove.nsw.gov.au/bps/Open/2020/CNL_11052020_AGN_EXTRA_WEB.HTM

Main changes proposed in report – please read! But we still have **essentially the same plan**.

- Closure of Canberra Avenue from River Road to Duntroon Avenue
- Extension of Newlands Park • Reduction in FSR by 5%
- Minimum % of each dwelling type (Studio, one BR, Two BR and 3 BR) proposed in Option 4 but no maximum of each type proposed
- Reduction in dwelling numbers – the projected reduction depends on the option chosen (we are awaiting details of how Council proposes to lock in the numbers in their report)
- Reduced heights on Park Road East and on Canberra Avenue overlooking park but increased height in centre of the site – see below and artist's impression above.



The Current Plan



The preferred Option 4 in proposed revised plan

1. Documents are complex and issue contentious, so what about consultation?
2. What about a deferral of meeting date to allow everyone more time to really understand the proposals in Council's plan?
3. What happened to a detailed analysis of the hundreds of submissions we all made in 2017?
4. How have you notified people in other LGAs who will be more impacted by the proposal than many residents in Lane Cove?
5. The new options do not change the fact that the St Leonards site is not appropriate for such high density and will lack the infrastructure needed to make is a self sustaining precinct.
6. The new options fail to address most of the design flaws identified by the IPC and retain the over-development criticised by the IPC.
7. The options in the report do not make a bad plan good – you cannot tinker around the edges and hope to fix it.

8. Housing targets

Council has said the plan is needed to address housing targets.

- The estimated dwelling numbers for each option in the report mean nothing without the detail required to understand how they were derived.

How can we confirm that there is actually a reduction in dwelling numbers in preferred option 4 below the 2,400 in the current plan?

Option 4 shows a dwelling number figure below 2,000. How can this be guaranteed? - only 60% of dwelling types are mandated.

- Council has not demonstrated why SLS is being forced to do all the heavy lifting.
- What has Council done to push back on growth targets like it said it would in its August 2019 meeting?
- The revised target for Lane Cove to 2026 (from 1900 to 3,000-3,500) is huge. What is Council doing about pushing back on that?
- Has Council taken into account the dwellings that could be created on other sites (eg two large sites on Pacific Highway in the Lane Cove LGA that the Department of Planning has already flagged for mixed commercial/residential)?
- What are Council's plans for Greenwich Road to Park Road West – more units later?
- Has Council taken into account the seniors' housing and boarding house accommodation created since 2016 that must now be factored into dwelling numbers?
- Has Council asked the Greater Sydney Commission to revise its numbers with talk of falling migration?
- What about all the empty apartments we see around Sydney?
- Are the dwellings actually needed for housing or will they become investment properties that are rarely used or used for short term rental like airbnb?

9. It seems as if the new options put the developers ahead of the community.

- What about amenity and liveability?
- What about the findings of the IPC that SLS failed so many design principles?

- Is Council just wanting to get SLS off its desk and leave it to the Department of Planning to bring it into line with the IPC findings and the Design Charrette recommendations?
- There are very few changes to the original plan. Has Council held back on changes it should make from a good planning perspective to avoid the risk of being asked to re-exhibit the plan when the DPIE sees it?
- The HillPDA analysis suggests that the developers may not want to proceed when they do the maths. Why approve a plan when the dwellings it is supposed to deliver may not appear until well after the 2026 target date?
- Developers have paid an average of \$11,800 per sq m for land in SLS.

Is this a driver for the high density we see?

- What about the IPC finding that the original SLS Plan represented over development?

10. The old plan and the new options leave the area very short of green open space suitable for active recreation.

- The expansion of Newlands Park looks good but we have already seen how tightly packed it is and this will only get worse when all the residents of the Mirvac St Leonards development, Landmark and JQZ (all in Lane Cove LGA) want somewhere to play and relax.
- If the closure of Canberra Ave (see below) is not approved so that the expansion of Newlands Park cannot proceed, where will Council find replacement green space?
- Is the funding of the Park Road Park guaranteed? What happens if Council does not get the approval for increased levies that it proposes?
- The over-rail plaza is not appealing open space as it will be in shade most of the day and will be windswept.
- It looks like the Council has been working on the documentation for the plaza for a long time and Council documents reflect little change.

Is Council absolutely sure that the plaza will go ahead? Evidence required - it is 5,000 sq mtrs

What will Council do with the funds it has collected in VPAs if the plaza does not happen?

11. Traffic

- The plan to close off Canberra Ave from Duntroon to River Road has come as a surprise to residents in Duntroon and to those who use access to Canberra Ave to get on to River Road.

Have they been consulted? When will they be? Has traffic modelling been done?

- The Traffic Study in the report is very old – September 2017. Why not use the Cardno report that was supplied to the IPC? It is much more up to date and reflects much more the traffic congestion we see now with all the development in St Leonards and Crows Nest.

"The IPC in their findings were provided with updated comments from NSW Roads and Maritime Services dated 30 April 2019 (AT-13) which stated "Roads and Maritime would raise no further objection to the planning proposal proceeding prior to the St Leonards and Crows Nest Planned Precinct being finalised".

What happened to the critical part of this quote? The actual email as per Attachment 13 to Council's report for next Monday reads

*"It is noted that in the gateway determination dated 2 September 2016, item 1g states 'that the planning proposal is updated to include a **satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for the St Leonards and Crows Nest Station Precinct.** Considering this position provided Council has concluded a satisfactory arrangements clause (to be levied on the residential component that is commensurate with the draft SIC, Roads and Maritime would raise no further objection to the planning proposal proceeding prior to the St Leonards and Crows Nest Planned Precinct being finalised".*

Has the arrangement referred to been concluded? If not, what is the RMS position now?

Councillor Contacts

Mayor Councillor Pam Palmer (Mayor) (East Ward) Ph: 0431 959 980
Email: ppalmer@lanecove.nsw.gov.au

Deputy Mayor Councillor Daniel Strassberg (West Ward)
Ph: 0407 898 224
Email: dstrassberg@lanecove.nsw.gov.au

Councillors
Councillor David Brooks-Horn (East Ward)
Ph: 0450 288 072
Email: dbrookshorn@lanecove.nsw.gov.au

Councillor Frances Vissel (East Ward)
Ph: 0400 891 895
Email: fvissel@lanecove.nsw.gov.au

Councillor Karola Brent (Central Ward)
Ph: 0438 546 662
Email: kbrent@lanecove.nsw.gov.au

Councillor Deborah Hutchens (Central Ward)
Ph: 9911 3541
Email: dhutchens@lanecove.nsw.gov.au

Councillor Katherine Morris (Central Ward)
Ph: 0425 233 099
Email: katherinemorris@hotmail.com

Councillor Scott Bennison (West Ward)
Ph: 0402 406 241
Email: sbennison@lanecove.nsw.gov.au

Email: azbik@lanecove.nsw.gov.au

Merri Southwood

President

Greenwich Community Association Inc.

M: 0412 361 331

Copyright © 2020 Greenwich Community Association Inc, All rights reserved.

Our mailing address is:

Greenwich Community Association Inc

PO Box 5057

Greenwich, NSW 2065

Australia

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

