



# Greenwich Community Association Inc

PO Box 5057, Greenwich, NSW 2065

For current committee contact details see [www.greenwich.org.au](http://www.greenwich.org.au)

## GENERAL MEETING

**Wednesday 14 April 2017 at 7.30 pm**

**Greenwich Memorial Community Centre, 46 Greenwich Road, Greenwich**

### 7. Notified Business

b) Urban Renewal – an overview of the St Leonards and Crows Nest strategic investigations and upcoming community consultation.

- Ann-Maree Carruthers – Director, Urban Renewal (Sydney Metro)
- Coby Tomlins – Senior Planner, Sydney Region East
- Caitlin Elliot – Senior Planner, Urban Renewal (Sydney Metro)
- Julie Urquhart – Communications Manager for the project

Representatives from Planning NSW provided

- i) clarification on the roles of the various State Planning agencies
- ii) definition on the various departmental functions, and
- iii) commentary on the linkage between planning bodies and the general sequence of planning activities that will take place in regard to planning around the St Leonards & Crows Nest Strategic Centre, including the St Leonards South Precinct.

Importantly, the St Leonards Strategy of 2006 has needed significant revision, to take into consideration the large, actual and/or planned, precinct investments associated with the Royal North Shore Hospital, St Leonards train station and the (planned) Crows Nest metro station. This has spawned land use revisions and a renewed strategic review issued in 2016, part of which the Greater Sydney Commission has utilised in drafting its North District Plan.

The revised St Leonards and Crows Nest Precinct strategy has obtained input from the 3 Local Government Area councils (North Sydney, Lane Cove and Willoughby) and private sector consultants, beyond the internal agency studies. A key driver for the St Leonards & Crows Nest Precinct is new jobs growth, focused on the Knowledge Base (e.g. IT) and Allied Health sectors. Planning NSW – Urban Renewal has assigned ‘employment’ as a specific component of its 3-stage planning process;

1. Strategic Review (GSC’s draft North District Plan, Nov 2016)
2. Interim Statement (due Q2 2017)
3. Strategic Employment Review

Community members attending the meeting expressed widespread concern that the recent developments in the St Leonards area, and those currently approved, will add significantly to the infrastructure load and congestion of the wider area. There do not appear to be any measures that have been taken, or are planned, to address this. Lane Cove Council does not consider the population and employment (jobs) growth targets published by Planning NSW to be appropriate for the community. The concerns were added to, in that the planning

representatives acknowledged that these are significant issues, yet there is no plan to ensure prior commitment from the relevant authorities to specific improvements in infrastructure commensurate with the further planned local population increase.

**Motion:**

The GCA write to Planning NSW expressing the community's concerns and priorities concerning proposed residential and commercial growth in Greenwich as follows:

1. The community's experience has been that necessary community infrastructure significantly lags population growth, creating transport congestion, overcrowded schools, degraded environment, overburdened facilities and a poorer living standard.
2. The existing as-built transport, school, social and open space infrastructure was not designed for the level of current community needs and is unable to satisfactorily meet any future population growth.
3. If the expected population growth in Greenwich and its surrounds is not managed in a way that is timely, comprehensive and community-focussed, this will result in an outcome that will be significantly detrimental to the amenity of the local and broader community (including employment and other productivity targets).
4. The GCA is strongly of the view that no zoning or other planning changes should be made or progressed, and no planning approvals should be given, to meet any projected population growth until the related infrastructure needs have been identified, analysed and fully planned with committed funding, including widespread community consultation on relevant options.
5. The GCA submits that:
  - a. Planning NSW and other relevant planning agencies should not adopt any future population growth target for Greenwich and its surrounds until (and then only to the extent that) the relevant infrastructure upgrades have been fully planned with publicly committed funding; and
  - b. Lane Cove Council and other planning authorities should not make or progress any zoning or other planning changes, or grant any planning approval, to meet any future population growth target until (and then only to the extent that) the development and construction of the relevant infrastructure upgrades is fully funded and has commenced.