

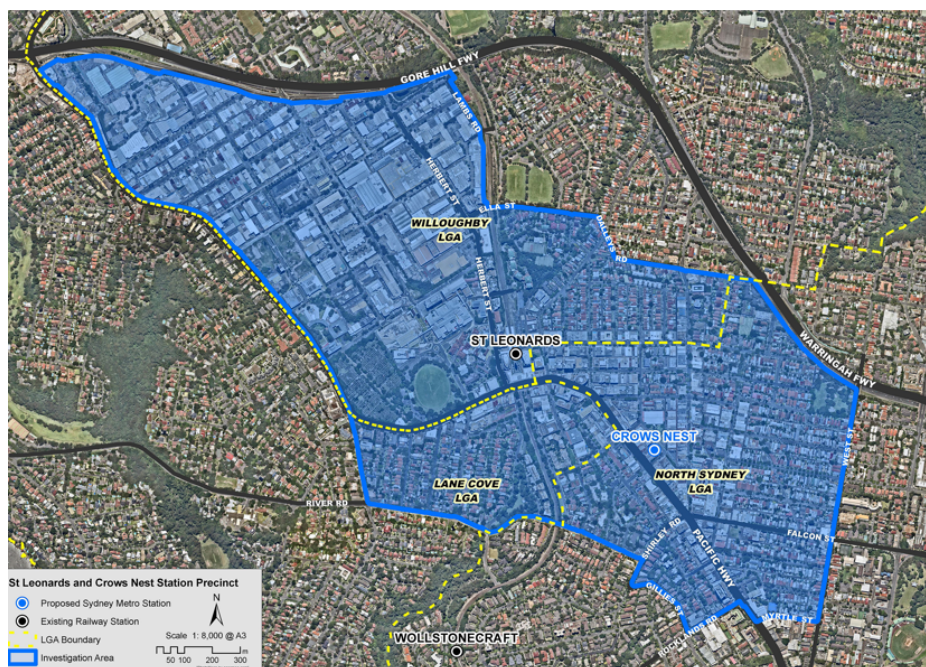


Greenwich Community Association Inc

Submission to NSW Department of Planning and Environment

St Leonards and Crows Nest Station Precinct

Medium Density Design – St Leonards South/Greenwich



28 March 2018

Greenwich Community Association Inc (GCA) welcomes the opportunity to make a submission to the NSW Department of Planning and Environment (DoP) in respect of planning for the St Leonards and Crows Nest Station Precinct (the Precinct). As an incorporated association for over 73 years the GCA maintains a website www.greenwich.org.au and distributes 2000 newsletters to local households. The GCA campaigns for change to Government Policy only where the policy is incidental to the GCAs primary object to enhance the amenity of Greenwich residents and owners.

This submission relates to the housing design and density in the Precinct. In this respect, the GCA understand the Department's focus on ***"The Missing Middle"*** and increasing the availability of quality, low rise medium density housing as opposed to the current burgeoning high-rise construction across the Precinct.

This is the third and final part of the GCA's submission under this current round of community consultation. We look forward to further engagement in the process.

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Context of this Submission

Greenwich lies in the East Ward of the Lane Cove Local Government Area (LGA). A portion of Greenwich is located within ***the Precinct***, namely the area bounded by Pacific Highway, Greenwich Road, River Road and Park Lane. The balance of the Lane Cove LGA within ***the Precinct*** is known as St Leonards South.

A portion of St Leonards South, namely the area bounded by Marshall Avenue, Park Road East, River Road and Canberra Ave, is the subject of a Planning Proposal by Lane Cove Council to rezone the area from R2 Low Density Residential to R4 High Density Residential. This is known as the St Leonards South Master Plan (SLS Master Plan). As there are several developers who own the properties there is a concern that any design guidelines will result in disparate developments rather than one harmonious design as can be found in the Figtree development at Randwick, for example.

Since the exhibition of the draft SLS Master Plan in early 2015, the GCA has consistently expressed concern to Lane Cove Council that the lack of coordination between the three Councils that control the St Leonards Crows Nest Precinct threatens optimal planning for the precinct. Furthermore, the GCA has been concerned that the lack of infrastructure and services proposed for the SLS Master Plan will lead to damaging impacts and strain on the already stressed infrastructure of Greenwich and adjacent areas.

In December 2017 the GCA resolved to request Lane Cove Council to cancel the SLS Master Plan. Council has not yet voted on whether it will or will not approve the plan.

In the light of the above, this submission is made in the context of the development landscape of the Precinct is as is (ie the SLS Master Plan area zoned R2 Low Density Residential and with current development), in addition to developments under construction or already approved by the relevant consent authority.

Low Rise Medium Density Housing for St Leonards South

The GCA has referred to the guide to possible building structures that are included in the DoP's definition of low rise medium density housing as including:

- townhouses and terraces
- dual occupancies (two homes on one block of land)
- manor homes (small low-rise residential buildings containing only 3 to 4 homes).



PROPOSAL DoPs Medium Density Design Guide – 2016 (MDDG)

The GCA understand that the MDDG is not legally enforceable for Development Applications, rather it is intended to be used as a guide for local councils to encourage them to consider:

“ Proposed building and design standards include requirements for minimum setbacks, maximum building height, site coverage and landscaping...taking into account the topography ...and are designed to minimise privacy and overshadowing impacts on neighbours and preserve residential amenity.”

The GCA proposes that unless requirements are legally enforceable, local Councils will be vulnerable to the pressures which will be brought to bare by property developers, resulting in the local community suffering impacts of non-compliance.

PROPOSAL: GCA's view on further development along the Pacific Highway in the Precinct.

Any further high rise high density development should

1. Include, given the proximity to RNS Hospital a mixture of affordable residential premises, retail, commercial and medical premises, such that it may be possible for residents to live and work in the same locality.
2. Include cladding allowing vegetation to grow on the facades so as to soften the visual image.
3. Be designed so as to accommodate any design transitioning into low-rise low and medium density which may surround it.

PROPOSALS: GCA's view on any development of St Leonards South section of the Precinct.

1. Lane Cove Municipality already exceeds the housing targets. There is no requirement for St Leonards South to be included in any rezoning for increased density. If there are other opportunities to increase density elsewhere in the precinct, rather than destroying the quality housing stock currently in existence and intensifying the current infrastructure limitations.
2. There is an undersupply of green open space in the locality. St Leonards South could be partly developed for open space to improve access of office workers, hospital staff and apartment dwellers to replenishing parkland. The correlation between declining mental health and apartment dwellers is now understood. More green space in this area would complement the remaining garden suburb which currently exists and provide much needed amenity.
3. If there is an absolute necessity for the area to be rezoned it must be limited to **low-rise medium density** buildings incorporating:
 - a. Townhouses (max 2 story) and terraces (max 3 stories)
 - b. green (trees) transition from the high rise already in place along the Pacific Highway in keeping with the green garden suburb of Greenwich.
 - c. Terraced footpaths.
4. Light retail, bike racks, child and eldercare daycare facilities, a community centre and underground parking should be provided.
5. As with the developments in The Figree (Randwick), historic buildings (such as can be found in mansions at 3, 5 & 7 Park Road) should be preserved. There are also other fine examples of the historic architecture heritage in this area that the GCA want to see preserved. These buildings could provide for the community or light retail use.
6. The facades of any of the townhouses and terraces constructed must be obviously sympathetic, reflective and incorporate typical building materials that will complement the historic architecture. Eg. bricks, timber windows, rough cast rendering. The architectural heritage included Federation, Arts and Craft and Californian Bungalow designs.
7. We request that the Department of Planning will make this specific area a showpiece of sustainable residential development in the age where quality of life (mental, social and physical) is considered in the design. (access to open space, social interaction).
8. We expect that additional traffic lights in the area will be included and that under and overpasses be incorporated to manage the already increased traffic flow from Greenwich, crossing over River Road up to the Pacific Highway as well as from River Road crossing over Greenwich Road.
9. We expect that set-backs of a minimum of 10 metres would be observed with front vegetation suitable to enable the residents to maintain.
10. The GCA would request a GCA representative be involved in the design of the facades with chosen architects.