

Held at Greenwich Community Hall, 46 Greenwich Rd Greenwich

**MINUTES OF MEETING**

Wednesday 18<sup>th</sup> April

The Meeting opened at 7.30 pm.

Present: As per the attendance sheet

**1. Welcome** by Merri Southwood, President

**2. Apologies**

Rob Hunter, Suzanne Carr, Allan Winney, Don Murchison, John Dowey, Alex Bennie, Gill Rabong, Peter Sweeney, Rod Tudge.

**3. Confirmation of AGM minutes**

A draft will be circulated prior to the next AGM.

The President noted that Cllr Palmer did not have sufficient time to address all issues at the AGM due to time constraints. Cllr Palmer's written report is an attachment to the draft AGM minutes.

**4. Matters Arising from the previous General Meeting of 24<sup>th</sup> February**

To be dealt with in other items.

**Correspondence**

Refer attached report marked ATTACHMENT A

**(a) Correspondence Out**

Refer attached report.

**(b) Correspondence In**

Letter to GCA from Anthony Roberts MP 14/3/2018 was read in full to the meeting.

**5. Reports on Activities of the Association**

**(a) President's Report**

Dealt with below in Notified Business

**(b) Treasurer's Report**

Refer Attached Report marked ATTACHMENT B

YTD profit of \$497.77

However, a deficit is likely given heightened expenditure on St Leonards South expenses and future newsletters.

The Treasurer advised that the budgeted income of \$6,960 would require another 232 members on top of the 111 already paid up.

The possibility of using term deposit funds to cover expenses in the St Leonards South matter was discussed. Tom Lawson provided guidance having been instrumental in establishing the GCA's reserves to address matters of vital community importance.

The meeting on a show of hands confirmed support for the use of the term deposit funds if required in the St Leonards South matter.

A membership drive is planned for after the April school holidays.

### **(c) Secretary's Report**

Refer to Correspondence

#### **6. Notified Business**

##### **(a) St Leonards South Master Plan**

Merri Southwood reported that:

- The SLS Master Plan is still alive
- Council has resolved to defer further consideration of it until the draft Planned Precinct Plan for St Leonards and Crows Nest is released by the Department of Planning
- Approx 400 submissions received by Council in response to exhibition of plan. These are being obtained by the GCA under its GIPA request at a cost of \$270
- Only 3 parties submitting withheld permission to have their submissions given to the GCA
- IPART approval to increased S 94 contributions for open space purchase, (10 lots involved, equivalent to 8 standard blocks in Park/Berry St), has not been received – Cllr. Palmer advised the application has not yet been made to IPART
- It was noted that even with IPART S 94 approval at \$27k per dwelling it was unlikely to be sufficient to pay market value for the properties consistent with adjoining sales to developers
- Cllr Palmer advised that properties for park will be acquired through compulsory acquisition
- The GIPA request re meetings between developers and council staff and/or councillors will not be pursued due to cost and delays likely. An ICAC enquiry was mentioned from the floor
- Some residents advised they had not been approached to release their submissions. Merri Southwood to check with Council re recording of submissions.
- J Southwood advised that he and Allan Watts have been separately looking at the infrastructure required by SLS.
- Cllr Palmer advised the State infrastructure reports for SLS had been received – but said very little.

The following resolution was passed:

*That East Ward Councillors be requested to ask Council staff for copies of all Infrastructure Reports for St Leonards South Master Plan to be made available to the public by 29<sup>th</sup> April, or, failing that to seek a Council resolution to make all the information publicly available.*

**Proposed:** Michael Ryland

**Seconded:** Gary Draffin

Carried unanimously

Following a question from the floor the President then provided a chronological summary of the SLS Gateway planning process since 2016. It was noted that the SLS plan was first proposed by Cllrs Karpin and Brooks -Horn in 2012 but that the required community consultation scoping plan resolved to be provided was not annexed to the Council report for the November 2012 meeting.

#### **(b) St Leonards Crows Nest Planned Precinct**

- Merri Southwood advised meeting that the GCA had made an enquiry to Cllr Palmer as to whether Council had made a submission to the Department of Planning in respect of the forthcoming draft LUIP for St Leonards and Crows Nest. Cllr Palmer advised the GCA that Council has made a submission but due to confidentiality Councillors had not seen it as Council staff who were under a confidentiality agreement with the DoP
- Cllr Palmer confirmed at general meeting that the only submission Council has made was in respect of the 2017 Interim Statement on the St Leonards and Crows Nest Station Precinct Council also made a joint submission with North Sydney and Willoughby Councils.
- Cllr Palmer confirmed that it is Council's position that no further development will be planned for the Lane Cove portion of the Planned Precinct, but she noted that the DA for 2 Greenwich Road had been approved by the Sydney North Planning Panel to go to Gateway for re-zoning despite Council's objection
- Cllrs Palmer and Vissell agreed that they would request Council to upload to its website the Council submission on the Interim Statement and to seek approval from North Sydney and Willoughby Councils to release the joint one
- Merri Southwood advised that the GCA had made submissions to the Department of Planning in respect of bicycle and pedestrian links, housing density options and open green space

#### **(c) New Local Planning Panels**

Merri Southwood outlined changes to the DA assessment process from 1 March.

- Council has authority to determine DAs up to a Capital Investment Value (CIV) of \$30 Million.
- CIV will be less than the Cost of Work shown on Council DA forms.
- The GM at Council has been delegated authority to assess all DAs except those to be referred to the Lane Cove Local Planning Panel.
- The Planning Panel must determine DAs in respect of which there are more than 10 unique objections.

- Council has resolved to seek the Minister’s approval to allow the GM to refer to the Planning Panel DAs that he considers to be contentious, complex or in the public interest.

**(d) Greenwich Primary and Infants Schools**

Merri Southwood advised as follows:

- DA has been lodged with Council by Dept of Education to expand schools. 69 (207 – 276) more students at the Infants’ site and 92 more students at the Primary site. (276 – 368)
- DA notification and deadline for submission as follows:
- Infants’ notified 6 April and deadline 20 April / Primary notified 9 April and deadline 23 April
- GCA has requested an extension of the submission deadline as this fell over the school holidays and parents were not aware of the plan’s exhibition
- Traffic – it was noted that staff onsite parking is to go from the Infants’ site
- Student drop offs and pickups and parking were the meeting’s main concern in relation to the Infants’ site as well as design factors incompatible with the heritage building
- Cllr Palmer was asked about the schools’ adequacy if SLS proceeds she and commented that it “was a bit like Sydney water – we will provide”. She said Anthony Roberts had said – “we are building schools”
- GCA had sought a 3 week extension of the notice period to lodge submissions
- Noted that the shop keepers had no knowledge of the proposed removal of parking at the Infants’ site

**(e) 33 Greenwich Rd – Billy Blue site cnr River Rd and Greenwich Rd**

Merri Southwood advised as follows:

- The GM Lane Cove Council approved under delegation the DA for development of a residential aged care facility
- The GCA had lodged an objection on the grounds that the cost of works appeared to exceed the \$20 million threshold that would have triggered assessment by the Sydney North Planning Panel to 28/2/2018
- The Council tracking system failed to disclose approval of the DA until at least 5 days after it had occurred and the GM had advised that this was an administrative error and steps had been implemented to avoid a repeat

Discussion followed and many at the meeting expressed concern that the DA was approved just 2 days before the new rules came into force that would have required referral to the Lane Cove Local Planning Panel as there were in excess of 10 objections.

It was also noted that the conditions of consent did not include management of offsite parking and traffic concerns.

**(f) Northwood Nursing Home**

The GCA has objected to this Planning Proposal for a seniors' care facility at Northwood on the grounds that (i) amendment of a permissible use in an LEP to achieve commercial objectives undermines faith in the planning system and (ii) traffic and pedestrian safety at a complicated intersection.

**(g) Rosenthal Project – refer attached report marked Attachment C**

In absence of Rob Hunter, Merri Southwood advised meeting that Rob is a community representative on the Rosenthal Community Liaison Group and tabled his report.

**(h) Greenwich Hospital – Hammond Care**

Tom Lawson advised that the Hammond Care Group had revised their plans and that the development of the site would now move to the South side of the site from the originally proposed NE side fronting River Rd. Hammond Care to be approached for an explanation given the significant intrusion this would make on adjoining south side residents privacy.

**7. Report of Sub Committees**

**(a) Greenwich Baths Sub-Committee**

In the absence of Alan Winney Merri Southwood reported:

- Allan Winney had met with Council staff and had been advised that the previous provisions in the lease that banned alcohol at the Baths would be reinstated in the revised lease
- Access during winter was being considered
- The duration of the new agreement is unknown

Cllr Palmer advised that season pass holders could get winter access and a key for same.

**(b) Active Transport Sub Committee**

Michael Ryland reported:

- that the GCA had lodged with Department of Planning a submission on pedestrian and bicycle in the St Leonards Crows Nest Planned Precinct
- the submission makes note of the fact there are no safe crossings of River Road between Greenwich Road and Shirley Road
- Don Murchison is continuing to push for a footpath widening by way of cliff reduction on River Rd on the section close to LC golf club

**(c) Gore Bay Terminal – refer attached report marked Attachment D**

In absence of Garry Draffin, Merri Southwood read the report of the sub-committee.

Noted that the Dept of Health had declined to attend the next Safe Work GBT meeting. GCA opted to defer this meeting as DoH input is considered paramount.

## **8. Other Business**

### **New Year's Eve Closure – Greenwich Point**

Discussion re the closure conditions

- Hours seemed extreme – 5.00 Pm to 2.00 AM.
- A variety of experiences reported re resident and guest access.
- Noted that this year it was a lot quieter due to the alcohol ban.
- Cllr Palmer noted that all foreshore areas are subject to the same rules.
- 

## **10. Councillors' Report**

### **Councillor Palmer – report attached marked Attachment E**

Discussion re dangers posed by share bikes and Pam advised that her report included contact details for bike recovery.

### **Councillor Vissel**

Reported on Council street libraries

All other matters covered in previous business.

## **11. Closing remarks**

Noted by President that Dion Weston who had taken over from John Taylor was doing a great job with the GCA web site.

Meeting closed at 10.30 PM

Next General Meeting is Wednesday 20/6/2018

**ATTACHMENT A****CORRESPONDENCE 18/04/2018****SENT**

<b>Date</b>	<b>From</b>	<b>Subject</b>
14/4/2018	Exec Manager- Environmental Services LCC	Request for deferred comment date and public meeting GPS DAs
08/04/18	General Manager and Councillors LCC	Copy of GCA submissions to Dept of Planning SL/CN Planned Precinct
8/4/18	Mayors Willoughby and North Sydney	Copies GCA to submissions to DP Planned Precinct
7/4/2018	LCC Manager Governance	Agreement to pay maximum \$270 for GIPA of SLS submissions
29/03/18	General Manager LCC	Submission DA6/2018 88 Christie Street
27/03/18	NSW Dept of Planning	St Leonards/Crows Nest Precinct Plan 3 submissions: Built Environment; Open Space; Bicycle & Pedestrians
25/03/18	Manager Governance LCC	Requesting waiver of all fees for GCA GIPA seeking copies of all SLS submissions and publication of SLS draft MP submissions
18/03/18	Mayor and Councillors	Commencement of new Environmental Assessment Act and referral criteria for Local Planning Panels
16/3/18	GM LCC	Request for explanation of grounds for approval 33 Greenwich Road DA and concern re process
14/03/18	Exec Manager Human Services LCC	Requesting update on Greenwich Baths lease and notifying convenors of Greenwich Baths subcommittee
12/03/18	General Manager LCC	GCA SLS Resolution 21 February 2018
12/03/18	Mayor LCC	Response to letter of 6 February 2018 re issues related to SLS MP
05/03/18	Deputy Secretary NSW Dept of Planning	Follow up on actions from St Leonards/Crows Nest Precinct Plan meeting
28/02/18	Manager Governance LCC	Fee waiver request GIPA LCC00017
21/02/18	Strategic Planner LCC	Request for Clarification open space calculations for SLS MP
02/03/18	Manager Governance LCC	Request to waiver GIPA fee

**ATTACHMENT A (CONTD)****RECEIVED**

<b>Date</b>	<b>From</b>	<b>Subject</b>
15/4/18	J Schneller	Reminder re deadline for Northwood submission
29/3/18	LCC to GCA	Acknowledgement receipt 88 Christie Street submission
27/03/18	Manager Governance LCC	Response to GCA request for publication of SLS MP submissions
27/03/18	Registry Service NSW Dept Fair Trading	Confirmation of lodgement of GCA Annual Return
22/03/18	David Clarke NSW Dept Industry	Finalisation of Crown Land Management Regulation 2018
21/3/2018	GM to LCC email	Advice re CIV figure for Planning Panel threshold
19/3/ 18	GM LCC to GCA	Explanation of circumstances around approval DA 33 Greenwich Road
16/03/18	General Manager LCC	Providing copy of Mayoral Minute 19/03 on SLS MP & confirmation of inclusion of Government agency reports with report on SLS MP LEP
14/03/18	Exec Manager Human Services LCC	Response to GCA letter on Greenwich Baths advising of Convenors of GCA Baths subcommittee
14/03/18	NSW Minister for Planning A Roberts	Response to GCA request for urgent intervention into SLS MP community consultation
12/02/18	Manager Governance LCC	Administrative error in LCC filing of GCA GIPA request
06/02/18	Manager Governance LCC	Response to GCA request for GIPA fee waiver
30/01/18	Manager Governance LCC	Acknowledging receipt of GIPAs



**ATTACHMENT B**

**GREENWICH COMMUNITY ASSOCIATION INC**

**TREASURER'S REPORT**

**General Meeting – 18 April 2018**

**Accounts as at 18 April 2018**

Membership - 111 individuals or families registered at 18 April 2018.

(233 at 31 December 2017)

**Trading for Financial Year**

1 January 2018 to 18 April 2018

(Profit and loss attached)

Gross Income:	\$2,316.85
Total Expenses	\$1,819.08
<b>Net Income</b>	<b>\$497.77</b>

**Cash Book balance 18/04/18 \$3,819.61**

**Bank Statement balance \$4,542.98**

(Copy a/c statement attached)

**Less cheques not yet presented**

- \$40.00 LCC – GIPPA Fee
- \$28.53 – P Mabbutt - Super
- \$38.00 J Southwood – ASIC Fees - SLS
- \$41.84 – J Taylor – Web hosting fees
- \$135.00 – M Southwood – GIPPA Fees
- \$480.00 Printforce – April newsletter

Total \$763.37

**Add**

Deposits to be banked \$40.00

Deposits not yet banked

**Balance \$3,819.61**

**Term Deposit \$12,605.76**

## **ATTACHMENT B (CONTD)**

(Copy of statement attached)

### **Balance Sheet attached**

### **Comments**

- Membership drive post April School holidays. Table at shops fore 2 -3 weekends.  
(Deferred from February due to SLS and other activity but now a priority)
- Total income required is forecast at \$6,960 which includes \$2,000 for email and print expenses associated with SLS.
- In pure membership numbers to achieve this level an additional 232 members are required.

This is unlikely so we need to seek either donations or create a fighting fund for SLS based on a one off push on top of a membership drive.

John Southwood

**Hon Treasurer**

## ATTACHMENT C

### Rosenthal Project

*Report from the Community Liaison Group Meeting Held 6 March 2018*

#### The Project

The Rosenthal Project is located in the heart of Lane Cove Village and is owned and funded by the Lane Cove Council. The site is bound by Rosenthal Avenue, Rosenthal Lane, Birdwood Avenue and Birdwood Lane.

The Lane Cove Council funded project will redevelop the previous Rosenthal Avenue Car Park into a community space complete with a new park and 500 underground car parking spaces supported by an additional retail precinct.

The public domain will provide open space in the heart of Lane Cove village. It will include a BBQ/picnic area, performance stage and children's play areas. ALDI and Coles will be the anchor tenants located one level below ground, accessed from the park and car park levels.

Construction commenced on 12 September 2017 and will be completed mid 2020

#### Purpose of the CLG

The purpose of the Rosenthal Project CLG is to:

- Create a forum for discussion and exchange of information relating to the construction stage of the Rosenthal Project and to discuss planned construction activity on the Rosenthal Project;
- To identify local issues and to provide the project team with local knowledge and local networks that are relevant in the project team's development of mitigation strategies that aim to minimise construction impacts on the community;
- Act as a two-way communication link between the project team and the community during construction works and provide feedback to the project team at the CLG meetings; and
- Create a forum for discussion and exchange of information relating to place making activation and mitigation strategies with Council

The Group which comprises of representatives of local business and Lane Cove residents meets about every 3 months and is chaired by the Project Director and provides briefings by the Project Team including Council employees, consultants and the Building Contractor.

I was appointed as a community representative to the Group in 2017.

## ATTACHMENT C (CONTD)

### Meeting 6 March 2018

The Contractor is working across the full site and the major current activity is excavation. The boundary support structures are being constructed as the excavation progresses towards its full depth. Dust suppression and street sweeping are being carried out to minimise the impact on surrounding residents and streets. Truck movements to and from the site are being strictly controlled. The Contractor's site sheds have been located on a gantry above Birdwood Lane.

The Project Team have taken steps to minimise the impact on parking for local businesses by providing additional business parking permits. Overall they have a major focus on local businesses and are providing support through the life of the project with expert assistance, maintaining close contacts and addressing problems as they arise.

There is a project website [www.rosenthalproject.com.au](http://www.rosenthalproject.com.au) with project details, fact sheets and contact details for the project.

Rob Hunter

18 April 2018

## ATTACHMENT D

Report of the Gore Bay sub- committee

The sub committee met on 17/04/2018 to review current activity at Gore bay and plan next actions .

Present            Garry Draffin -Convenor.  
                      Karen Coleman - secretary  
                      Penny Mabbutt  
                      Merri Southwood  
                      Stuart Warden

The following was agreed:

# A number of licence variations have been granted to Viva and there has been little or no consultation with the community. These include the requirements to monitor emissions amongst others . Agreed to arrange a meeting between James Goodwin and his team either in Greenwich or at their office in Parramatta. This should occur very soon.

# The forums organised by Safe Work involving the GCA, LLC, EPA and other bodies as appropriate have been very successful. Minutes for past meetings are on the GCA website. The next meeting is scheduled for June 4 with the focus to be on health. NSW Health have declined to attend and it was agreed that we would endeavour to encourage their attendance through the Secretary of the Department. Karen Coleman is drafting a letter to go under Mary's signature.

# There was a discussion on the prospect of contaminated land within the Viva compound and the limited options available to place Viva on the Contaminated Land's Register. This will be an on-going issue.

## ATTACHMENT E

### GCA – Councillor report – 18 April 2018

#### Bike Share

Over the past 12 months a number of bike share companies have commenced operations around the metropolitan area of Sydney. Bike share companies such as Reddy Go, Obike, Ofo and Mobike allows riders to access a fleet of bikes through a Smart Phone application. The bikes can be used for return or one-way trips and do not have to be returned to a docking station.

No consultation was undertaken by the companies with councils as to how the businesses would operate and in recent months Lane Cove has experienced share bikes being dumped in parks and on footpaths resulting in obstructions to pedestrians, bikes littering streets and trip hazards.

Council resolved to adopt a consistent framework for bike share companies in line with the Inner Sydney Bike Share Guidelines.

Meanwhile, residents should ask the bike share companies to remove bikes if they appear to have been “dumped”:

Reddy Go 0432 111 199 [cs@reddygo.com.au](mailto:cs@reddygo.com.au)  
oBike 0452 512 453 [cs.au@obikeinc.com](mailto:cs.au@obikeinc.com)  
Ofo 1300 783 859 [cs\\_au@ofo.com](mailto:cs_au@ofo.com)  
Mobike 1800 861 201 [support.au@mobike.com](mailto:support.au@mobike.com)

#### IHAPs

Our IHAP has been replaced by a Local Planning Panel which met for the first time in April and appears to be working successfully. Council is seeking to expand on the Government’s mandated list of matters to be referred to the panels to include any DA for which a submission has, in the opinion of the General Manager, identified an issue which is contentious, particularly complex or in the public interest for the Panel to determine.

#### Complying Development – medium density in low-density (R2) zones

The new Medium Density Housing Code will allow dual occupancies, manor houses and multi-dwelling housing (terraces) to be undertaken through the Exempt and Complying development pathway if development is permissible in the current zoning and meets standards described in the guide.

Currently, while multi-unit dwellings are permissible, their height is effectively limited to a single storey (villa units).

#### Development Applications

##### Viva Gore Bay

The LPP’s April meeting considered a DA from Viva for installation of tank shields, water draining equipment and a flow meter. No objections were received but the EPA recommended two conditions to address construction-related issues

- to prevent contaminated water entering Gore Cove; and
- to minimise the impact of construction noise.

These conditions were incorporated, and the development approved.