

Minutes of GCA General June Meeting

1st July 2020

Lane Cove Golf Club

Apologies

P Palmer; F Vissel; David Brooks-Horn; Bev Bennett; John Allard; Maralyn Lawson

Confirmation of Minutes of Meeting

The draft December 2019 and February 2020 Minutes will be uploaded onto website. Confirmation will be deferred until meetings resume in the Greenwich Community Hall.

Treasurer's Report

The Treasurer's Report below. John Southwood provided the meeting, however, a summary. The costs incurred were covered by membership and donations up until the end of 2019. The GCA has 218 financial members, the highest in the last two years. Another membership drive will be arranged. There is \$20,000 cash in the bank and enough profit to cover expenses for the year. Donations to the value **of \$390** were received during the year.

Membership. Mid – year membership drive planned. Email list is greater than 700.

We have 3 X \$480 Newsletter cost as a minimum = \$1,440 for remainder of year – plus other printing and out of pocket cost.

Donations stand at \$390.00 and are included in the above.

TREASURER'S REPORT

30th June 2020

Membership - Individuals or families registered

218 as at 30th June 2020

195 as at 31 December 2019

200 as at 31 Dec 2018

Accounts as at 30 June 2020

Trading for Financial Year to Date

1 January 2020 to 30 June 2020

Profit and loss (Refer attached)	FY 2020
Gross Income:	\$4,560.00
Total Expense	1939.41

<u>Net Income (Loss)</u>	\$2,620.59
Creditors outstanding	
Less creditors – J Southwood	\$480.00 June Newsletter
	\$60.00 GIPAs
<u>Net Income</u>	<u>2,080.59</u>
Cash Book balance	\$7,360.88
Bank Balance (Refer attached)	\$7,330.88
Add Deposits to be banked	\$30.00
Total	<u>\$7,360.88</u>
Term Deposit	<u>\$12,989.11</u>

Correspondence

No correspondence reported.

Reports on the Activities of the Association

1. SLS Planning Proposal

Mayor Pam Palmer advised the GCA that the Extraordinary Meeting of 11th May 2020, at which the revised SLS Rezoning Proposal was passed, had to proceed on that specific day. This was despite assurances to the GCA from Department of Planning & Infrastructure that there was no time pressure on Lane Cove Council to proceed and could have postponed the vote until a public forum was possible. The vote was 5-3 for the proposal. Councillors Vissel, Zbik and Morris voted against the revised proposal.

Merri Southwood advised the meeting that the GCA has exhausted avenues to influence a more positive outcome for the community and invited the attendees to make suggestions as to what else could be done. These could include media and threat of legal action, a slot on TV, full page advertisement in SMH. Ms Southwood also advised them that Canberra Avenue was proposed to be closed to extend Newlands Park. This decision by Council was a surprise to Duntroon Avenue residents.

The Department have indicated to the GCA that they are unlikely to send the Revised Plan out for community consultation as they consider the Plan as being better for the community than it was prior to the revision.

John Southwood addressed the meeting regarding a detailed feasibility report on the plan which was undertaken using the same modelling used by Council's advisers. The conclusion of the study was that the plan was unfeasible which is likely to impede progress for some time. The 35 page feasibility report provided to the with Department may have underpinned the very recent decoupling of the completion timeframes of the 2036 St Leonards, Crow's Nest Plan and the St Leonard's South Plan.

DPIE said they would take into account the IPC outcomes. DPIE has ultimate power to decide what goes into the LEP.

A resident advised he sought advice on how the community should proceed from Mr. Tim Allerton who is deeply experienced in media. He advised that the events occurring regarding SLS won't generate general news. His advice was that GCA action needs to focus on the reputation, deceit and accountability and that the Council staff appear to be pulling the strings on 3 key issues going on in the area. He advised that the GCA needs to take a higher profile and become more aggressive.

Albert Jubian supported this and said we need a grass roots movement with large numbers and not underestimate the opportunity the September re-elections presented. The Northwood seat was won by only 1% in the last elections. If each GCA member were able to convince two people each not to vote for the Liberals or the Orange Party we could destabilise the Council.

2. Bob Campbell Oval

Council would not provide the details on its application for a grant for the oval. The GCA accessed this via a GIPA. It revealed that the 3-million-dollar grant was made on basis that SLS had been rezoned, which it hasn't. The GCA sought clarification from the Department on 25th May 2020 for basis of the decision, given the Council hadn't met the criteria to apply, but a response has not yet been received.

The Council's Recreation Plan included the resurfacing of Bob Campbell Oval or Blackman Park, but the latter has already been resurfaced. Curiously, it proposed consultation would commence in August but work on the ground was to commence in July. The meeting viewed the draft plan from the projector. A shared user path would run along St Vincent's Rd, River Rd to St Leonards South Development. In effect, the oval would become the defacto open space for that development. The GCA are concerned that the Council's Plan had progressed to this stage without involving the community.

Mr Frank Hammersly, President of Greenwich Sports Club, addressed the meeting and said that the Sports Club supported it the plan and that the surface had been a topic of discussion for a long time. The oval is damaged by winter sport because of the oval surface and location and drainage issues.

Synthetic not as good as grass but best surface given the BCO site (risk to injury & work to cricket pitch a few years ago). The Club is losing members to other clubs because of training opportunities of surrounding grounds.

His concern with the plan is that wall-to-wall synthetic surface will limit other use opportunities. There is already a shortfall of fields from the numbers already coming into the area. He was invited to just two meetings over last 12 months – one at concept stage and then after the plan was put together by Council. He was not aware of any discussions about engineering and drainage and admitted the plan the Council has would pose significant issues for the Greenwich Games.

A member asked if the Club had considered Hockey. He said yes but that would require preparation watering. Support alternative uses of 266 Longueville Road – suggested talking to St Michaels & LC West Sports Club as that wasn't in his area.

Frank confirmed that the oval would be used for night training.

John Southwood spoke about the use of the park for dog walking and that the oval was recreation space, not a sports field. The council plan provided insufficient space for dog walking given the number and popularity of dog ownership in Greenwich. Also the space allocated for no-leash dog space was significantly smaller than that provided for in Blackman Park. 40% of the space allocated in the draft is totally shaded and not suitable for dog use. Greenwich doesn't have a cricket team and so a pitch would be used by non-residents, taking recreational space away from residents. It is apparent that the environmental impacts of synthetic turf are that it retains heat which would impact surrounding flora. An EIS is needed. In reality, the plan means there will be no net increase in parking but a lot of additional traffic would be drawn to the area. He also referred to some yet inconclusive carcinogenic links to synthetic turf and placing a playground adjacent to the car park and the harbour was non-sensical.

Mr Southwood proposed that a soccer pitch on golf course would provide better access to parking, food venues and change rooms.

A resident who lives above the oval objects to the increasing in traffic – noise & lighting go out at 10pm. A solution of dealing with large number of vehicles would be for teams to arrive by bus. Also, having to walk dogs past the playground and sports field (which dogs can't walk onto) is unworkable.

Shauna Forest from the Bushland Society said all of the dogs would need to be on leash, not off leash as the dog park was placed next to the entry of the pathway into the bush. She advised that the bushland is a listed wildlife protection area.

Alan Winey pointed out that having a shared user path on the opposite side of River Road to the St Leonards South Development is illogical.

A resident of Northwood that the proposal involved no consultation and would expose bushland and showed no consideration for neighbours and wildlife. It will be shoehorned in a community area without adequate transport links.

Dr Lizz Gill raised her concerns regarding the reports and research on incidences of haematological cancers and playing on synthetic turf. The materials of synthetic turf have been made from carcinogenic chemical-based materials which can be ingested, especially when players skid on the ground. To date there is no definitive conclusion, however, it becoming common in the USA for

parents to not allow their children to play on synthetic turf. She is concerned that not considering this issue the health of the Community – would there be contaminants in the run-off into the harbour?

Another member asked if the site has rainwater retention and said the off-leash area should be totally fenced.

Merri Southwood concluded that the Council is ignoring the established use of the Oval by the current community for the expected needs for open space for the SLS Development. The Oval is the heartbeat for recreation of Greenwich and Council is trading this to supplement its rezoning proposal.

The following resolution was passed at the meeting:-

1. The community registers its concern that the Master Plan for Bob Campbell Oval was not the subject of community consultation before it was submitted to the Department of Planning Industry and Environment in support of a grant application under the Precinct Support Scheme

2. It calls upon Council to immediately publish its Master Plan for Bob Campbell Oval and to commence genuine community consultation and engagement with the community about the proposed works in the Master Plan

3. This consultation should include site meetings at the Bob Campbell Oval and links to all relevant Council documents relating to open space and recreational land management

4. Consultation should be undertaken for a period of at least 6 weeks

5. No works to implement the Master Plan to commence until after full community consultation and engagement has been completed.

3. Sport & Recreation Precinct – Golf Club Project.

Concept plans for this precinct are based on a feasibility study dating back to 2013. Despite the lack of consultation with the Community, Council have already applied for a \$20 million loan from TCorp. This would be the first external loan in 20 years. If it proceeds the Council would be using up all of its external borrowing capacity for next 10 years.

Barbara Oliver & Dermot Duncan from the Golf Club said there was a serious lack of consultation with the Club by the Council. They first met in with Council in 2018 and never heard from the Council again until they were invited to a meeting with them on 11th March 2020 at which they were presented with a Plan and told the Council were going to submit the plan to Council just 5 days later. The Golf Club asked Council to defer their submission date, however, the Council refused so the Golf Club effectively had no real time to review what Council had come up with. The Council plan would see the course reduced by 30%, remove 8th & 9th holes and change it from a par 64 to par 58. It would add parking, a driving range and putt-putt. They believe that most members would leave and the Council plan is a slippery slope to building more apartments. They object to the lack of consultation. Pam Palmer originally told them that the footprint of the course wouldn't change. They have plans for a petition, letter box drop; local press; advertising.

A member asked if we had access to a copy of the feasibility report that would have been attached for the loan application as there is no visibility on the costs. Treasurer Southwood advised the GCA would GIPA for it.

Barbara and Duncan urged GCA members to email their objections to the Council.

The following resolution was passed:-

- 1. The community demands that Council meets its responsibility to undertake genuine consultation and engagement with all stakeholders in relation to the Concept Plans for the Sport and Recreation Precinct*
- 2. The consultation to be in the form of a number of public meetings, not electronic presentations, to be held at times and locations convenient to the community*
- 3. Council to provide, as part of the consultation, indicative costings for the project, including the expenses incurred to date, a copy of a cost/benefit analysis and a copy of the feasibility report*
- 4. The consultation period shall be for a period of no less than 6 weeks*
- 5. In the event that Council decides to proceed with the Sport and Recreation Precinct, as proposed or as altered subsequent to the community consultation, it will convene and work with an advisory committee of key community stakeholders in the delivery of the project.*

Councillors Reports:

Mayor Pam Palmer's Report

St Leonards South

In response to your feedback, Council amended its Planning Proposal for St Leonards South on 11 May. The amendments included:

- Reducing the number of dwellings by nearly 20%
- Increasing open space by 3,500sqm so that over 20% of the land area will become parkland
- Maintained Council's commitment to not overshadow the southern side of River Rd
- Reduced heights along Park Rd to a maximum of 6 storeys
- Reduced heights along River Rd to 4 storeys
- Reduced heights along Newlands Park to a maximum of 6 storeys
- Ensured it becomes a low-carbon precinct
- Ensured it is a pedestrian and bicycle-friendly precinct
- And, most importantly, ensured there is adequate infrastructure to support the development through developer contributions, commitments from NSW Education and Communities, Sydney Water and Ausgrid, with approvals from RMS and Sydney North Area Health, and State government funding for improvements to Bob Campbell Oval.

A professional, independent Design Review Panel will be set up to advise on all development concepts for the precinct in order to achieve a high standard of design.

St Leonards Plaza

The over-rail plaza for St Leonards has been part of Council's plans since 2010. We have acquired the airspace (at no cost) and the terms sheet has finally been signed off by TfNSW, RailCorp and

Sydney Trains. A small LEP amendment is required to allow the recreation space to be a permitted use. This amendment will be placed on public exhibition.

Bob Campbell Oval

Since 2008, Council has been looking at a synthetic surface for Bob Campbell Oval, given it receives little sun and is difficult therefore to maintain grass cover during the football season. In addition, the lighting and amenities are overdue for improvement.

I am pleased to announce that State Government funding has been secured for this project through the St Leonards/Crows Nest 2036 Plan. It recognises that infrastructure should be in place prior to re-development of the precinct.

The grant money has been received with work to commence in early 2021.

The concept plans will be put on public exhibition and we look forward to receiving your input.

In addition, the grant includes funding for a new shared-user path along River Rd, from St Leonards to Greenwich. This new cycling infrastructure has a value of over \$1/2 million.

Recreation Precinct at the Golf course

In line with its long-term plans, Council will shortly put on public exhibition its plans for redevelopment of the River Rd Tennis courts, the golf clubhouse and carpark areas. This area is planned to become a mixture of indoor and outdoor, multi-purpose courts and 300-space underground carpark.

The option is included to look at a Greg Norman Design for a new 9-hole golf course, putt-putt and 30-berth driving range.

The concepts were developed in conjunction with a community advisory committee which included 2 representatives from Greenwich Sports Club, 2 from Lane Cove Golf Club and a local Town Planner. This committee has been meeting for a number of years during the development of the design's requirements.

The Canopy

The Canopy has proved to be extremely popular. Aldi opened a couple of weeks ago and Coles will open in a week or so. Fit-out of the new restaurants is expected to begin soon, given COVID restrictions have eased.

Outdoor Pool, Grandstand, and new Youth Centre

Building work is proceeding on schedule for an opening in time for the summer swim season, around October.

Council's Budget

A new Budget and Delivery Program has been adopted by Council, after a period of community consultation. Unfortunately, the operating result budgeted for in the 2020-21 financial year is a deficit of \$4.2 mill. This is due to loss of revenue resulting from the pandemic. The good news is that Council has had excellent financial results for the past 10 years, so we are in a better place financially than many councils and are still able to deliver major infrastructure projects. Looking to the future, The Canopy will provide a new source of income to Council, as will the Recreation Precinct.

A new and significant feature of the Delivery Program will be Council's commitment to reduced carbon emissions and water usage.

Other developments

- Planning Proposal 31 - The "Telstra site" on Pacific Highway, St Leonards

After Council's refusal of a rezoning, the applicant lodged a rezoning review request, which was considered by the Sydney North Planning Panel. The Panel determined that the Planning Proposal should not be submitted for a Gateway Determination as it lacked Strategic Merit. This Planning Proposal now lapses as Gateway approval was denied. There is no further appeal option for the proponent.

- Planning Proposal 32 - 2 Greenwich Rd, St Leonards

A Planning Proposal was lodged for the redevelopment of the 2 Greenwich Rd site to replace the current 2-3 storey Northside Clinic. The rezoning was to allow 11-storey "shop top housing" meaning ground floor commercial space and upper level residential. The Proposal was given Gateway approval by the Sydney North Planning Panel on condition of consistency with the St Leonards/Crows Nest 2036 Plan. Advice from the IPC confirmed that the Proposal is to be made consistent with any proposed land uses, heights, floorspace ratios in the 2036 Plan (a condition of Gateway). However, they have now lodged a DA under the Seniors SEPP.

- **St Leonards/Crows Nest 2036 Plan**

Today, Minister Stokes announced that quote "the development industry and councils will now have access to a new Planning Delivery Unit (PDU) that will work with NSW Government agencies to unblock planning projects stuck in the system."

Minister Stokes has set the PDU an initial four projects to prioritise in the next eight weeks. The four priority projects include:

"St Leonards Crows Nest 2036 Plan: Finalising this plan, after two years in draft form, will allow the new Metro Station at Crows Nest to progress and unlock an extra 6,800 homes, 16,500 jobs and significant new green space."

P Palmer – get from Merri

Long report submitted. MS gave summary on SLS claiming reduction of 20% of dwellings, reduced heights, increased open space, low carbon precinct & adequate infrastructure and gvt approvals. BCO. Looking at alternatives for BCO since 2008. Announced State Gvt Funding through 203s Plan – concept plans will go on public exhibition. Cycling infrastructure. LCC also to put plans up on indoor & outdoor multi-function design – in consultation with an advisory committee made up from two associations. Referred to Min Stokes PDU and priority projects incl 2036 SLSCN Plan.

SLS Plan will have a separate time frame according to PP in conversation with MS today.

Councillor Frances Vissel's Report

I am very sorry that I am not able to attend the GCA meeting this evening, particularly as there are some important issues on the Agenda. Please feel free to contact me on any of those or any other issues if you so wish.

I just want to say that I was very disappointed at the decision regarding the South St. Leonards proposal. In my opinion, the most meaningful result of consultation came from the IPC. There were some fantastic submissions and also, in my opinion, we lost a great opportunity to create a real sense of place.

Opening of the Canopy in Rosenthal Avenue.

With the easing of COVID-19 restrictions the new park and playground areas of The Canopy were open to the public on 13 June. This is quite an amazing place, and is already proving popular with the residents.

I recommend you take an opportunity to visit and see the Canopy for yourselves.

ALDI opened on Wednesday 17 June while Coles will open on Wednesday 8 July. There is a delay in the Restaurants opening due to the COVID-19, but we hope that will go ahead in the not too distant future.

School holidays program

Monday 6 July to Friday 17 July.

Council has a range of activities for all ages to enjoy these school holidays!

From online drawing workshops and ukulele lessons with Synergy Youth Centre; to DIY craft bags available from the Library, there's something for everyone.

Check it out on Council's website

That's all I will report on now, as you have some key issues to discuss this evening and I don't want to take up any more time.

Kind regards
Frances Vissel,
Councillor East Ward.

The meeting closed at 9:40 pm