



# GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

**NEXT PUBLIC MEETING IS THE ANNUAL GENERAL MEETING AND  
WILL BE HELD ON WEDNESDAY, 21 FEBRUARY 2018.**

**It will be held at our usual venue, the  
Greenwich Community Centre, 46 Greenwich Road, at 7.30 pm.**

This will be our first meeting for the year and the AGM will include elections for office bearers of the GCA committee. All positions will be vacated so nominations are open for: president, two vice presidents, secretary, treasurer and seven committee members. Nominations for the positions may be submitted beforehand in writing to the President, Merri Southwood ([southwood@bigpond.com](mailto:southwood@bigpond.com)), or may be offered from the floor at the meeting. Please note that nominees must have accepted the nomination, be seconded, and be financial members of the GCA. Only financial members of the GCA are entitled to vote, so be sure to renew your subscription before the AGM or on the night. **Subscriptions** run with the calendar year. Subscription slips are included with this newsletter and contain details of how to join or renew. Please email our Treasurer, John Southwood, if you want to check your membership status. Refreshments will be served throughout the evening and everyone is warmly invited to attend.

We said last year that there had never been a more exciting time to join the Association, but we think that this statement is even more true now we face the St Leonards South re-zoning proposal. In this newsletter we outline what we know about the background to Council's plan and where it now sits in the Department

of Planning's complicated processes. The GCA committee recognises that development in this area will happen but it must be appropriate and reflect good planning principles, not greed. This St Leonards South Master Plan has been flawed from the word go and, if allowed to proceed, will have disastrous and irreversible consequences, not just for Greenwich but for all adjoining LGAs.

If the St Leonards South story were a TV show it would make compelling viewing with its themes of selective consultation in the critical development stages, developer influence, incomplete information and scare tactics. Read between the lines and you will draw your own conclusions about **who** will benefit the most? (hint – it's not Greenwich residents – or certainly not the ones left behind after those in the St Leonards South area pocketed huge payouts and left before the current re-zoning proposal has even been approved); **how** deep the pockets of developers are (very); and **why** Greenwich residents, as represented by the GCA, were kept out in the cold until the final draft plan for the area was released (we now get a strong sense of why this happened).

In addition, how does the St Leonards South Master Plan fit with the parallel community consultation process that the Department of Planning is running to develop a plan for the St Leonards/ Crows Nest Station Precinct? With all

the housing development happening in East Ward (1269 under construction) there will be virtually no space left for the Department to plan. And we now have Lane Cove Council's exhibition of a major DA (6/2018) for 88 Christie St with 1200 car spaces, 10,000 square metres of retail space, two 47-story residential towers and a commercial tower of 14 levels - it is hard to miss!

While St Leonards South and planning issues generally have been our primary focus, we have other concerns that we need to address. The EPA continues to disappoint in relation to monitoring of emissions from the Viva terminal but we note with interest its prosecution of Viva in the Land and Environment Court for the December 2016 oil spill. And with the Greenwich Baths lease getting to the point that it cannot be extended, what does the community think about future operations?

So, join us on 21 February to see what we're up to, and what fun it is to participate actively in working to better our community. You might even be tempted to join the committee!

**ON THIS NOTE ...WANTED:  
SOMEONE TO HELP US RUN A  
FACEBOOK PAGE. IF THAT IS  
YOU, PLEASE CONTACT US.**

**A big thank you to our webmaster, John Taylor, who has decided he needs a quiet life after all the excitement we have put him through. We really appreciate everything he did for us and we wish him all the best in his retirement. His function will be taken over by our treasurer, John Southwood, who gamely stepped up to learn a completely new role.**

## Now back to the St Leonards South Master Plan

This plan to re-zone for 2400 units, doubling dwellings and resident numbers in the area, will impose unacceptable impacts on Greenwich infrastructure and amenity, so we have to ask some very pertinent questions, such as:

### *Why was the GCA excluded from consultation right from the beginning when almost half of the area considered for re-zoning was part of Greenwich?*

Almost certainly we would have raised concerns about the need for infrastructure, as we now have, or pointed out that good planning requires recognition of impacts on those adjacent and measures to address them. Perhaps our involvement might have ruined the chance of residents in the chosen area to secure property prices far above market value for an R2 zoning. Sales have settled, most residents have their money and have gone. Who gave developers assurance that this plan will proceed when Council has yet to sign off on it? What do the developers know that we don't?

### *Why can't we scrap the plan when the housing stock in it is not a response to a government mandate to increase housing stock, it sits badly with adjoining communities, and it does not provide the infrastructure and services needed for a liveable community?*

As recently as December 2017 Council's own report confirmed that it has exceeded its current required level of stock, so this development is not required in terms of numbers. And in what seems to be the wrong way around, Council has exhibited the Master Plan without having received feedback from infrastructure agencies critical to assessing the needs of the re-zoned area and the impacts on those outside. We still do not have this

information and wonder if Councillors have yet. Despite this lack of vital information, Council's exhibition and consultation over the Christmas school holidays has finished.

We hear that Council received over 400 submissions about the plan. For transparency, all these submissions should be placed online for public perusal, but Council has confirmed that it will not do this. We feel it is important that we better understand and reflect the community's views on the plan and we have, therefore, lodged a GIPA (freedom of information request) to access these submissions. However, discussions with residents during our stints at the Greenwich shops, signatures on our petition and submissions copied to the GCA (at least 160 - **THANK YOU** everyone who wrote in) demonstrate that the community wants the re-zoning stopped (unlike developers who now hold most of the real estate in the area). The plan was driven by Councillors elected in 2012 but we now have a new Council. The final stage in the plan approval process rests with current Councillors, some newly elected and some re-appointed. The deadline for finalisation of the plan is 2 June 2018 and paperwork must be with the Department of Planning at least six weeks before.

This means Council must make a decision by mid-April. If Councillors vote "no" to the plan, then Council's plan for re-zoning of St Leonards South re-zoning plan is finished.

We would then have to await the Department of Planning's draft plans for the St Leonards/Crows Nest Station Precinct.

**Council's first 2018 meeting is on 19 February at 7pm. You may address Council at the start, so please come along and tell Council what you think of the plan.**

## HOW GREENWICH CELEBRATED CHRISTMAS

Santa and his helpers would like to thank Greenwich residents for their generous support for **Santa at the Wharf** on Christmas Day. Their efforts raised \$300 for the Sydney City Mission. And special thanks to The Hairdresser in the village who has assisted with costs for a number of years.

Another beloved tradition was chased off the Leemon Reserve by threatening storm clouds, so **Carols in the Park** ended up being Carols at the Greenwich Infant School! Despite the rain, which didn't last all that long, a respectable \$1,681.05 was raised for Youth Off the Streets. Many thanks to the local businesses and volunteers who generously support the evening every year.

## COMING UP IN GREENWICH

Sunday, 29 April, 10 am to noon

Gore Hill Memorial Cemetery walking tour, with commentary about the history of the site, the significant monuments, and the lives of some of the North Shore residents buried there. There is parking available; enter from Westbourne Street. Adults \$5.00, children free. Bring sunblock, water and a sun hat.

Enquiries and bookings: John Flint 9436 2980, flinchens@bigpond.com

## STAY IN TOUCH

We encourage all residents to stay in touch with regular visits to our website:

**[www.greenwich.org.au](http://www.greenwich.org.au)**

and that of Lane Cove Council:

**[www.lanecove.nsw.gov.au](http://www.lanecove.nsw.gov.au)**

If you register your address on our website you will also receive newsletters and updates electronically.

**Merri Southwood,**  
**President 0412 361 331**

**Stuart Warden,**  
**Secretary 0421 680 353**