



# GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

**NEXT PUBLIC MEETING will be held on Wednesday 18 April in the Greenwich Community Centre, 46 Greenwich Rd, at 7.30 pm.**

Alarm in the community is building. Headlines in the media and readers' columns are highlighting the perception of rampant over development. Whether we like it or not, the whole issue of planning has become not just a local concern, but part of the wider topic of how we want our city to evolve as a dynamic, liveable space going into the future.

Our immediate concern is the St Leonards Master Plan and how it fits into the larger St Leonards/Crows Nest Precinct Plan, as this will have a direct impact on how Greenwich develops.

The GCA has been working very hard (see following items), so there's lots to report. Everyone is cordially invited to the meeting; light refreshments will be served during the evening, and we would be delighted to see you.

## **OUR FIRST ACTION: WE CANVASED GREENWICH AND ADJACENT RESIDENTS AND SAW THAT THE ST LEONARDS SOUTH (SLS) MASTER PLAN IS STILL IN CONTENTION**

(See box for a summary of why this plan is so inappropriate.)

In December 2017 the GCA passed three resolutions relating to the SLS Master plan. The second resolution called on Lane Cove councillors to cancel the Master Plan and consult with the community to come up with a better plan that would not allow more density without more infrastructure. (The other resolutions and exact wording are on the website.) When we at the GCA decided to take this issue to the community with letter box drops, door knocking and information stands at the shops, we were heartened by the strength of feeling that produced around 400 submissions and 170 signatures to

our petition over the busy Christmas period.

The inappropriateness of the Master Plan has been further highlighted by the statements coming out of the Dept of Planning (DoP) regarding the sort of development they want to see for the adjacent Crows Nest Precinct. Happily, these statements largely accord with the sorts of common sense things we want to see implemented for this area: things like a careful mix of medium and high density, respect for heritage values, ensuring that infrastructure keeps pace with increasing population, sufficient green space, streetscapes which buffer residences from traffic noise, public transport, bike and pedestrian pathways, community meeting places – in short, important factors in creating healthy, liveable communities which allow for steady and sustainable growth.

The GCA has been keeping up the pressure on Lane Cove Council to reconsider its support for the SLS Master Plan, and in its meeting on 19 March the Council resolved to seek the Minister's consent to delay its decision on the Master Plan until public release of the draft Precinct Plan for St Leonards/Crows Nest. While this is good news, it is not yet guaranteed, nor do we know what conditions may be attached.

## **ST LEONARDS SOUTH MASTER PLAN - A study in ill considered planning**

*Many people, residents, councillors, outsiders ask us why The St Leonards South Master Plan is a bad one. We have mentioned this many times in previous newsletters, but here it is again – in a nutshell.*

*It was not required by the NSW government when it was conceived in 2012 and voted for in 2015.*

*It is not required in terms of the NSW government housing targets for 2021 as Lane Cove has well and truly exceeded these targets. The housing stock in East Ward under construction/near approval along Pacific Highway from Berry Road to Oxley Street totals almost 1900 dwellings, so it seems that East Ward is taking on more than its fair share of development relative to its size.*

*Since 2015 the GCA has consistently raised concerns around the lack of infrastructure, community facilities, green and open space, destruction of heritage values and too much high density in the Master Plan and the impacts of this on the infrastructure and amenity of Greenwich, as well as the fact that the GCA was shut out of the consultation process from the beginning.*

*As far as we can see, the DoP plan to coordinate the development of the whole St Leonards and Crows Nest Station Precinct emphasises all the values we just mentioned, to "reflect the community's aspirations for their area ... (and) also address community concerns around density" per Anthony Roberts, Minister for Planning and NSW Member for Lane Cove. So, it makes perfect sense to us that we wait to see what the DoP comes up with.*

*Reading politician's statements such as this underlines the irony of how the whole process has ignored community input, and how it is that many of our Councillors are clinging onto an ill conceived plan, the scale of which is completely out of kilter with common sense.*

*Council's focus must be on the interests of the community as a whole – it should stand resolute against developers who have jumped the gun and paid over \$360 million for 75 properties hoping for a rezoning.*

*It should cancel the plan immediately to allow the DoP and the entire community to work for a model that offers the best planning outcome for all.*

## SECOND ACTION: WE APPLIED TO COUNCIL FOR ACCESS TO SUBMISSIONS

We have asked for these in order to check that Council's summary of submissions truly reflects what the community has said, as we suspect some Councillors will not read all the submissions. And we want to share the content with the DoP so they are aware of community views on the Planned Precinct/SLS.

After a drawn out process we are to get copies of all except three submissions but Council will charge the GCA up to \$270 to do so.

## THIRD ACTION: WE HAVE MADE A SUBMISSION ON THE WIDER ISSUE OF GREEN SPACE

We have tried to clarify with Council exactly how they have calculated open space in the St Leonards Master Plan, particularly with the work going on at Gore Hill Oval.

It seems that open space includes plazas, galleries and pedestrian precincts but there is little detail on what we call "green space" like parks, playgrounds and sporting fields.

Green space, whether for sporting or purely recreational use is becoming a rare and precious commodity in all areas of Sydney. These spaces are vital for the emotional and physical wellbeing of those who live and work in precincts of high density and will only happen with detailed and coordinated planning, not the ad hoc approach that has prevailed thus far. Recent press reports have revealed that the equivalent of an extra 120 sporting fields will be needed across Sydney's northern region over the next two decades, prompting demands for the state government to help councils build more facilities.

The report, commissioned by the Northern Sydney Region Organisation of Councils, found that, even if steps

were taken to address the shortfall, the gap would likely widen further by 2036 due to an expected population growth of 200,000 people.

We at the GCA would like to see more consistency, therefore, in maximising the amount of green/sporting space in current zoning considerations. We are recommending in our submission that the ratio of open space (including green open space) of 2.34ha per 1000 population be used, as per Lane Cove Council Open Space Plan. See our full submission on our website.

## GREENWICH BATHS TRIALLING EXTENDED OPENING

This gorgeous Indian summer is highlighting how welcome it is to have our Greenwich Baths open for longer. Management at the Baths is trialling extended open hours until 29 April to see if it's popular. So, if residents want this to become a permanent feature then vote with your attendance.

## NBN – HOW TO DEAL WITH THE GREMLINS

Greenwich peninsula residents have been experiencing many problems with the rollout of the NBN, and their frustration has been conveyed to the GCA. Our research has uncovered the following procedure as the most effective for resolution of complaints.

Residents should complain to the Telecommunications Industry Ombudsman (TIO).

**[www.tio.com.au/making-a-complaint](http://www.tio.com.au/making-a-complaint)**.

It is best if complaints are done by individuals. Complaints are free for individuals but each complaint costs the company being complained about. This is what funds the TIO. Consequently, clusters of complaints from areas register quickly with providers.

## STEPS TO FOLLOW:

1. Contact provider and maintain a record of communications. Request a complaint case number from the provider if problem is not resolved.
2. Go to the TIO website and register the complaint. You can only do this if the provider has been given the opportunity to rectify the issue and a complaint has been lodged with them.
3. Be clear what the complaint is about and keep records.
4. Compensation: know what you want the solution to be.

## COMING UP IN GREENWICH

### GORE HILL MEMORIAL CEMETERY WALKING TOUR

A reminder that this popular event will next take place on Sunday, 29 April, 10 am to noon.

Enquiries and bookings to  
John Flint  
9436 2980  
[flinchens@bigpond.com](mailto: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 to register your address and willingness to be contacted. This is especially important now that we will post updates on issues as they come to hand, rather than wait until publication of this newsletter.

**Merri Southwood,**  
President 0412 361 331