



# GREENWICH COMMUNITY ASSOCIATION NEWSLETTER

The **NEXT PUBLIC MEETING** will be devoted to the following concern, as it affects every Greenwich resident:

**GREENWICH DESERVES A PROPER PLAN  
FOR ST LEONARDS SOUTH  
(on the eastern boundary of Greenwich)**

**FIND OUT MORE AND HAVE YOUR SAY**

at the Greenwich Community Association public meeting (our last for the year) at the Greenwich Community Centre at  
**7:30 pm on Wednesday 6 December**

The GCA considers this issue so important we have brought the meeting forward in order to inform the community and to give you time to listen to and digest the information before making your own submissions. So, we invite you to come along to the meeting, to hear more about these flawed plans while enjoying some Christmas nibbles and to meet and mingle with your neighbours. We also want to point out that while we normally try to remain impartial on all topics and present all sides of an issue, in this case we feel so strongly that to go ahead with the plan as it stands would be a disaster for Greenwich that we have to speak out strongly against it.

## SO WHERE IS ST LEONARDS SOUTH?

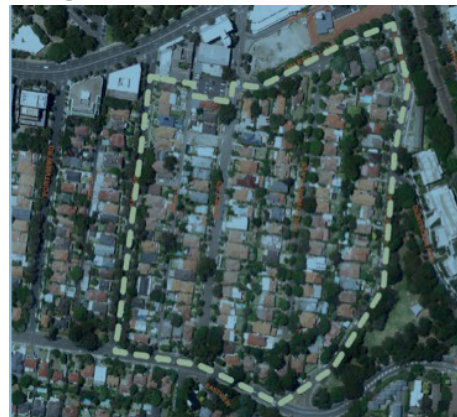
### YOU MAY BE SURPRISED!

Have you looked really closely at what Lane Cove Council has proposed for development of what is called St Leonards South? Probably not, because the consultation process has been so low profile that many people have only found out about it by accident.

We are talking about the area between River Road, Park Road East, Marshall Ave and Canberra Ave. To many, this area is part of the fabric of Greenwich, no matter what it is called, and we are directly impacted by what happens there.

Here are the 'before' and 'after' diagrams of Council's St Leonards South Master Plan.

### BEFORE



### AFTER



- This is a plan for 2,400 units, so let us reasonably assume 4,800 people, in unit blocks of 4 to 19 storeys. The last population count for Greenwich was around 5,200 people so this is almost the whole Greenwich population doubled.

- There is minimal open space – unless you count Gore Hill Oval and that does not even belong to Lane Cove Council.
- There is no retail or commercial activity and you'll need the abilities of a mountain goat to get to the existing shops and those planned near St Leonards Station.
- A pre-school and community centre is wedged between 10-storey unit blocks.

Why is such a poor plan being proposed? A plan that is so focused on unit numbers and maximum density, so lacking in basic considerations of what makes a community work, so different from the Greater Sydney Commission's themes of liveability, productivity and sustainability, so bereft of the opportunities for imagination and vibrancy offered by the growth of St Leonards and Crows Nest?

- Not because the NSW government requires it – Lane Cove Council has met its current required housing target.
- Not because Lane Cove Council's planning rules require this - quite the opposite!
- And not because the Greenwich community is asking for it.

This is a plan for developers and for the past. It was formulated by those who wished to sell to developers and it offers developers maximum commercial return. It does not reflect the views of the community that will live side by side with it or cater for the community that will come.

It will be the residents of Greenwich who will suffer the impacts of such intense development, such as gridlock on Greenwich/River Roads, pressure on schools, pressure on water and sewerage infrastructure, pressure on open space, lack of pathways and access. This plan does not deal with those impacts.

If the Master Plan goes through we will end up with a patchwork, a planning mess, a shambles, that people will look at in five years and wonder how Council could have got things so wrong:

- high density high rise crammed between Canberra Avenue and Park Road East
- high density residential development along Greenwich Road
- a stranded cluster of houses plonk in the middle of all of this.

In short, a hotchpotch of different zonings.

The GCA is questioning why there is this rush to poor planning when the Greater Sydney Commission's Priority Precinct Plan for Crows Nest / St Leonards will be finalised early next year, offering the chance to get things right for the whole area.

The Priority Precinct Plan sets the template for a vibrant and liveable mix of high quality and diverse residential and commercial development to enhance employment in the health and education sector. It emphasises easy access to transport links, open space and cycle/walker friendly infrastructure so people talk to one another and enjoy living where they do. Council's current plan offers none of this.

This Priority Precinct Plan offers Council the chance to do a whole lot better than it has, to scrap the St Leonards South Master Plan and to work with the Greater Sydney Commission to get the planning right for the whole area.

We hope to see you at our meeting but if you cannot make it, see the plan for yourself at Council's Information Session in the Greenwich Community Centre on Saturday 9 December from 10 am to 3 pm.

You will find details of the Master Plan on

<http://www.lanecove.nsw.gov.au/CouncilConsultations/Pages/HaveYourSayonStLeonardsSouthResidentialPrecinctDraftPlans.aspx>

**MOST IMPORTANTLY, MAKE A SUBMISSION TO COUNCIL BY 5 JANUARY 2018.**

**TELL COUNCIL WHAT YOU THINK OF ITS ST LEONARDS SOUTH MASTER PLAN.**

**THIS IS YOUR LAST CHANCE TO HAVE YOUR SAY AS COUNCIL PLANS TO VOTE ON THE FINAL APPROVALS FOR THIS PLAN IN MARCH/APRIL 2018.**

### HOW THE PLANNING PROCESS GOT TO WHERE IT HAS HISTORY

*In 2013, Council responded to a proposal from residents of the area adjacent to St Leonards Station to rezone some or all of the area between River Road, Greenwich Road, Canberra Ave and Marshall Ave to permit high density residential development. Council formed a Community Liaison Committee of residents within the proposed rezoned area to develop a Master Plan. A rezoning as far as Greenwich Road was dismissed early on in the process.*

*In December 2014, Council adopted a draft Master Plan, offering a range of development scenarios including rezoning from Canberra Ave to Berry Road and Canberra Ave to Park Road East. The GCA raised concerns around adequacy of infrastructure to cope with the anticipated population increase and the likely impacts on those adjacent to the precinct.*

*In July 2015 Council met to vote on the version of the Master Plan to go to the Department of Planning. Council officers recommended to Council that a rezoning should cover Canberra Ave to Berry Road, so it is fair to say that it came as a surprise to many (but not all) when the majority of Councillors voted instead to extend the rezoning boundary to Park Road East. Council officers then had to work on documentation for the enlarged area to put to the Department of Planning for Gateway approval to take the plan to the next and final phase.*

*And this is where we are now but against a very different backdrop of the Priority Precinct Plan for the whole area from St Leonards Station to Greenwich Road, a plan which will probably be in place early next year.*

*So, the community and its Councillors have a choice – proceed with the Master Plan for just one section of the precinct that was scoped in a different planning climate or look to working within a plan that has been scoped for the entire St Leonards/Crows Nest Priority Precinct.*

### HOW GREENWICH WILL BE CELEBRATING CHRISTMAS

#### Santa At The Wharf

Santa is expected to arrive at Greenwich wharf at 8 am Christmas morning with presents for the children. Tea and coffee will be available for a gold coin donation to Mission Australia. Santa's helpers, who will receive the presents from 17 to 24 December, 9 pm, can be found at the home of Jane Marquard and Dennis Karp at 34 George St, entrance Harrison Street. They ask you, please, to ensure that presents are clearly labelled so Santa doesn't get them confused.

#### Carols In The Park

Carols will be held at Leemon Reserve, Robert Sreet, Greenwich, on Monday 4 December. The fun begins at 6 pm with music featuring a jazz band, and carols will start around 6.45. Bring your own picnic or purchase a sausage sandwich from the barbecue. All funds raised will go to Youth Off The Streets.

**Enquiries: 9966 0543**

### 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**