



GREENWICH COMMUNITY ASSOCIATION

July 2012
www.greenwich.org.au

PO Box 5057 Greenwich 2065

FORTHCOMING GENERAL MEETING

Wednesday, 18th July 2012* commencing at 7:30pm
Greenwich Community Centre, 46 Greenwich Road

Refreshments will be available during the meeting.

SHELL GORE BAY

On the Shell front, there have been several developments since the last Association newsletter. It may be useful to revisit events to date. In August 2011 Shell confirmed that it would be shutting down its Clyde oil refinery in mid 2013. This had two key impacts for Greenwich - Shell was to change its operations at Gore Bay from what was essentially a crude oil import facility to a refined product (including gasoline) facility and it was to undertake major infrastructure work at Gore Bay as a consequence of this conversion. (Note that gasoline is the refinery term for petrol.)

The infrastructure work requires Development Approval that will not be assessed by Lane Cove Council but by the NSW Department of Planning and Infrastructure as it has been deemed to be a State Significant Development. Shell has submitted a Scoping Report for its proposed works but the report is extremely general in terms of its planned use of the Gore Bay site. Relevant authorities have flagged their requirements for the Department's assessment of the final Development Application but there is no opportunity

for the community to do so until the finalised application goes on exhibition.

One of the major concerns expressed by the community is the possibility that Shell will store gasoline at Gore Bay. Given the number of recent serious international incidents involving gasoline storage, there is concern that the storage of gasoline will place the community at risk. Shell has consistently refused to rule out gasoline storage and it is now quite clear that Shell considers that its current licences permit both import and storage of all refined product including gasoline.

It was anticipated by the Association and by many in the community that the discussion with Shell about the changed terminal operations would dovetail with the exhibition of the Development Application. This has changed with Shell's announcement in June that its refinery will close this September. Shell will start its large scale gasoline importation far earlier than its previous public statements had suggested.

It is now clear that Shell does not see that the approval of their Development

Application is a pre- condition to either import or storage of gasoline. This may be the case but the community had been led to believe that the community consultation initiated by Shell would allow adequate time to address community concerns about changed terminal import operations AND storage of gasoline.

The concerns of the community were highlighted to Shell representatives at a large gathering on 27 July.

Lane Cove Council officers are seeking urgent clarification as both to the scope of Shell's current licences and the safeguards they contain in terms of gasoline storage. The Association welcomes Council's active involvement in an issue that goes not only to matters of community amenity but to those of public safety.

MARSHALL AVENUE PROPOSED REZONING TO ALLOW TOWER DEVELOPMENT

A public meeting was held at Lane Cove Council on 20 June which attracted many local residents. The meeting presented information to residents about a redevelopment for the northern side of Marshall Ave, between Berry Road and Canberra Avenue. The proposed development includes a 78 metre/25 storey tower, which requires zoning changes. Mr Michael Mason from LCC outlined the planning and development issues related to the site; the developer Loftex presented the proposal including the tower at the east of the block near the railway; the President of the St Leonards/North Wollstonecraft Community Association pointed out that the block currently consisted of 4 residential single dwellings and 15

Merri Southwood, President
9436 1331

semi-detached dwellings and would require changes to the existing Lane Cove LEP most notably for height.

Residents indicated that appropriate development of the area would be welcome but that the development of a 25 storey tower would massively overshadow single residential dwellings immediately across the road and south of Marshall Avenue in a predominantly single dwelling suburban precinct. They argued that the proposed development was totally out of scale and keeping for a development in a residential area. They highlighted that the development would tower over all other buildings in the area including the commercial buildings on Pacific Highway and that it would offer nothing towards improving the amenity of the area for the community. They also raised their concerns that Council had referred the rezoning proposal to the State Government's gateway process without any community consultation.

A motion was tabled and passed that Council refuse the proposed development, Council re-instate the planning controls and parameters specified in the draft LCC LEP 2007 for the area bounded by Pacific Highway to Marshall Avenue and Council undertake a master planning process for the area.

More information can be found at www.marshallavenuemadness.com

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Alan Winney, Secretary
9438 5776

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