

## Aaron Brown

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**From:** Philippa Vale on behalf of IPCN Enquiries Mailbox  
**Sent:** Wednesday, 13 March 2019 10:53 AM  
**To:** Diana Mitchell  
**Subject:** FW: Greenwich Community Association - Information for Panel Review - St Leonards South Residential Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see email below

### Philippa Vale | Project Support Officer Secretariat

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## New South Wales Government

### Independent Planning Commission

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**From:** Merri Southwood [REDACTED]  
**Sent:** Wednesday, 13 March 2019 7:44 AM  
**To:** IPCN Enquiries Mailbox <[ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)>  
**Cc:** 'Lizz Gill' [REDACTED]  
**Subject:** FW: Greenwich Community Association - Information for Panel Review - St Leonards South Residential Proposal

Dear Registrar

I understand that Matthew Todd-Jones is on leave and that the above referral is being managed by Diana Mitchell.

Please forward to her.

Thank you

Regards

Merri Southwood  
President  
Greenwich Community Association  
[REDACTED]

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**From:** Merri Southwood [REDACTED]  
**Sent:** Wednesday, 13 March 2019 12:30 AM  
**To:** 'matthew.todd-jones@ipcn.nsw.gov.au' <[matthew.todd-jones@ipcn.nsw.gov.au](mailto:matthew.todd-jones@ipcn.nsw.gov.au)>  
**Cc:** 'Lizz Gill' [REDACTED]  
**Subject:** Greenwich Community Association - Information for Panel Review - St Leonards South Residential Proposal

Dear Matthew

Further to our previous letter dated 12 February 2019, we seek to update the Commission in respect of developments in relation to the St Leonards South Planning Proposal that will be relevant to the Panel review. We request that you forward this email to relevant officers and panel members.

### **1. New Planning Proposals for St Leonards South**

On 20 February 2019 the Mayor of Lane Cove advised those present at the Annual General Meeting of the Greenwich Community Association that two planning proposals have been lodged with Lane Cove Council in respect of land within the St Leonards South Planning Proposal precinct.

Since then we have sought to obtain from Council details of the proponents of these proposals, the sites involved and the scope of the proposals. We have also sought to ascertain how Council intends to progress these proposals. Our efforts to obtain information have been unsuccessful and we are advised that this is also the case for the NSW Department of Planning.

At this point, we have no indication as to when or if we are likely to receive information about these proposals.

It is our view that the detail of the new planning proposals, insofar as they relate to St Leonards South, is relevant to the Commission's review into the St Leonards South Planning Proposal. Furthermore, this is information that should be made available to community members to better inform their submissions to the panel review.

We will continue in our efforts to obtain information about the proposals and seek the Commission's confirmation that it will include these new proposals within the scope of its current review.

### **2. No publication of submissions on the St Leonards and Crows Nest 2036 Plan and related documents**

In preparing its submission to the panel, the Greenwich Community Association seeks to draw upon the content of submissions that have been made in relation to the draft 2036 Plan.

Noting that the deadline for submissions expired over a month ago, the GCA was expecting that all submissions would be online by now.

We understand that this will not happen until after 23 March.

We seek the Commission's confirmation that panel hearings into St Leonards South will not take place until the community has had adequate time to fully analyse the public submissions on the 2036 Plan.

In the addition to the clarification requested above, we seek information as to the following:-

#### **Housing targets applicable to Lane Cove**

We note that one of the terms of reference of the panel review relates to housing targets and whether St Leonards South is required to meet them. This is area in respect of which the Lane Cove community has had great difficulty securing information.

For this reason, it is hoped that the Greater Sydney Commission will be requested to provide advice to the panel about its targets for Lane Cove and that this information will be presented in a public meeting.

#### **3D Model of St Leonards South**

During the exhibition of the 2036 Plan the Department had on display a 3D model of the entire area included in the St Leonards and Crows Nest Precinct.

Many who viewed this model felt it was not an accurate depiction of relative building height and bulk. Of greater concern was the fact that the model did not appear to reflect the sloping topography of the St Leonards South area. This is one of the key aspects of concern in respect of the planning proposal, given the consequent impacts on solar access and ability to access services outside the precinct.

We hope that a more accurate model will be made available to the panel.

**Confirmation of Public Meeting**

We note the Minister's request that the panel conduct a public meeting as part of its review. We note that an undertaking to this effect was given by the Minister at a public forum in October 2018.

We seek your confirmation that this public meeting will take place and wonder if you are able to provide an indication of the timing of this meeting, please.

We request acknowledgement of receipt of this email and are happy to provide additional information if so requested.

Thank you

Yours faithfully

Merri Southwood  
President  
Greenwich Community Association  
