

**Northwood Action Group Inc. (NAG) address to IPC Meeting 20 May 2019 (by J. Schneller )**

NAG Represents residents of Northwood, next to Greenwich - Speaker 3.

- **Public Consultation Process by Lane Cove Council for SLS was ‘behind the scenes’**, conducted off-radar of public
- Until 13 July 2015 Extraordinary LC Council meeting, area under consideration was Canberra Av up to east side Berry St;
- Expansion –of-precinct area - evidenced the lack of pre-planning & consultation, meeting without any consultation of provision of detail to public
- Public exhibition held 30 Oct 17 to 5 Jan 2108,– first time the SLS details were displayed.
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- SLS in Draft St Leonards Crows Nest 2036 Plan
- Not clear that SLS was to be commented upon -  
“ Refer St Leonards South Planning Proposal for Independent Review” – Comment in pink box on 3<sup>rd</sup> page of draft 2036 exhibition brochure - a pink area – this tag **discouraged comment on SLS**

**1. INCONSISTENCY** with draft 2036 Plan StL &CNest

**Vision** –p4, **Design Principles** p10/11, **Criteria** p63 pts 1,2, 4, 5, 6 & 7 of 2036Plan/Oct ’18

**Movement** – not met

- **Vehicular Traffic** – increased traffic generation esp on River Rd of great concern to NAGGERS
- SLS Cumulative Traffic study - predated Draft 2036 Plan - misleading , already out of date; did not consider 2036’s & other development traffic generation
- Study models even so were in gridlock at some intersections until measures taken: eg Removes on-street parking on Greenwich Rd, and nearby streets and changes timing and phasing of signal lights – but who consulted?
- Longer delays will result for drivers, egRiver Rd & onto Pacific Hwy via Greenwich Rd and at Shirley Rd CNest intersection
- Is already standstill at times; single lane at Greenwich Rd/River Rd;
- RMS – fails local residents -Costs borne by locals on State Classified River Rd:– LCC had to fund ped. crossing on River Rd near golf course; Blaxlands Corner blackspot – RMS only matched after LCC put \$1mill to upgrade blackspot intersection
- **Cyclists, walkers, mopeds, prams** - Topography & railway separation cause failure – connections not improved - flat plan fails to show challenges of steep
- Lack of genuine north-south and east west accessibility - more people will drive and less people will walk , cycle, scooter, wheelchair /zimmer frame
- NOT accessible to Crows Nest Metro Station – 800m radius is misleading
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**Built Form** – not met – does not model “highest quality design “, obscures sky views

– the scale, bulk, density, height of developments, will overwhelm River Rd ; poor transition in heights; sound repercussions from reverberation bouncing off smooth surfaces

- ignores existing local character of the area
- ignores visual impact on sky views from Northwood, Greenwich etc, substitutes long wall of buildings on skyline instead of sky
- LCC put much effort into design of Duntroon Ave development, to meet design guidelines but SLS docs report happy to accept & create substandard solar access “generally” of only 1.5 hours per day midwinter

**Land use – not met**

- Lack of proportional provision of services providing employment WITHIN the precinct, such as employment, shops, ancillary health services –
- Result is travelling to small centres like Greenwich shops, which adversely impacts on parking and amenity there
- Only 1.4 %, or 34 out of 2400 substandard ‘affordable residences’ for Key Worker Housing
- Not a “home for people of all ages” – not diverse housing in SLS. All the same.

**Landscape – Not met – not “greener”, but less green**

- lack of new open space in proportion to new homes within SLS means more pressure on other recreation areas such as Gore Creek Oval, Smoothey Pk, bushwalks
- loss of many large street trees in SLS precinct – refer aerial view in ‘usb’ slideshow
- Gore Creek Oval – parts - already suffering from increased use, inability to dry out
- Newlands Park does not meet Solar Height plane on fig 11, p 26 of Draft 2036 plan’s target of no additional overshadowing between 10 am -3 pm midwinter ie June 21
- Shadow diagrams in SLS report – see usb slide – omit to GREEN COLOUR in the bottom triangle prong of park – risk this will be resumed by RMS to fit in signalised intersection (park no longer 1 hectare size) or is this to create impression that less of park is covered by overshadowing by new proposed high rise buildings than in reality

**2. Scale – Excessive.**

**3. Staging – immense disruption to area whether staged or not; Stage it after infrastructure**