

REGISTRY MEETING WED 31 MAY 2023

ATTENDEES 12: SW, MW, MdeS, MA, JB, JD, CB, DD, LS, JP, AG, NC

APOLOGIES: IC; IH; MT; AT; GT; GG; CG; TC; SR; PB;

GUEST SPEAKERS: MEREDITH TREVALLYN JONES
RICHARD HAMILTON, TITANIUM CONSULTING FOR COLES P/L

Minutes of previous Meeting on 25 January 2023 were ratified and agreed.

1. CPC MEETING:

Minutes for the CPC meeting on 2 May 2023 were not available at time of this meeting.

Council Meeting: It was noted that Council were restructuring and a number of Directors had left Council. In future there will be three directors, not five. Marcello O will be one; Luke from Blacktown Council another; more details to come.

And that the Neutral Bay Coles Matter regarding the Coles request for Council approval to lodge a D.A. had received a large amount of attention, and Speakers and raised some real concerns especially for current shopkeepers there.

2. PRECINCT 50TH ANNIVERSARY:

MA & MdeS from Registry Precinct attended this great lunchtime event, which was held on a sunny day at the Ted Mack Park. Guests sat in groups at tables with damask tablecloths and flower arrangements, and all the refreshments were provided by caterers. There was also live music and speeches. It was a thoroughly enjoyable event organised by NSC to mark this occasion. Precinct congratulates Manager Corporate Planning & Engagement & the Council Teams for putting together a good well attended event for us all.

3. CHANGE OF NAME:

Some progress has been made with the proposed change of name from Registry Precinct to Anzac Park Precinct. The proposal is now with the Department of Veteran Affairs – who are looking into it – but first indications are that they do not quite understand the request.

4. AUSGRID SEEKING SITE FOR COMMUNITY BATTERY:

After a public outcry at Ausgrid's proposal to put the very large Community Battery in Green Park, Ausgrid now understand that they need to have some public consultation on this. They need to find another location for this in Cammeray which is causing concern for locals in our precinct. A notification flyer is usually sent out to residents, however there is very little information on this, so residents need to keep their eyes and ears open for any notifications arriving in their letter boxes.

5. WARRINGAH FREEWAY UPGRADE & WHT UPDATE:

Concern was voiced at the possible further loss of trees along the Freeway by St Leonards Park. There was some concern about proposed TfNSW acquisition of land at Anzac Park & No2 Oval at St Leonards Park. A resident had also complained about the new Ernest Street illuminated signage which shone into their apartment in Ernest Street just after Miller St .
A new contractor, Acciona, is due to take over

6. MOODIE STREET

CB reported that a disabled friend, using a wheelchair, is totally unable to visit him in Moodie Street as there is no standard width walkway on one side of Moodie Street for his wheelchair. CB raises this as a matter for attention under the Disability Discrimination Act 1992. SW and other attendees agreed that even for regular pedestrians, it is impossible to walk along the lower Ernest St (northern end) of Moodie Street safely – it is always necessary to walk on the roadway due to parked cars. We are aware that this was looked at a few years ago but the issue persists as:–

- There is also the added danger for pedestrians as there is a high volume of traffic directed down that part of Moodie [Lane] by GPS systems in vehicles;
- That all of Moodie St is two-way despite its partial narrowness & lack of a proper footpath making that a high risk safety hazard for pedestrians
- That part of Moodie St gets a high number of school children & pedestrians every day, due to its proximity to APPS;
- The two-way system on such a narrow lane, that is now called a street, is highly dangerous for drivers and pedestrians, given the unusably narrow footpath;
- Cars have to reverse back 20 metres in that section if a car is coming the other way!
- Given the terms of the DDA this issue needs urgent attention;
- Lytton & Miller Streets are wide streets that are well equipped to cope with traffic flows/volumes.
- How is this situation allowed to continue – it is untenable from a safety viewpoint?

ACTION: Precinct requests again that Council please revisit this ongoing vexatious issue as soon as practicable.

7. ANZAC PUBLIC SCHOOL & PARKING:

NC told the meeting that recently 8–10 parking spots have been removed from Ernest Street beside Anzac Park near Anzac Public School. White stripes have now been painted on this area and parking rangers are ensuring that no one parks there, although the parking signage remains. . No notification to residents or the school was given for this sudden change and the loss of 8/10 parking spaces exacerbates an already tricky parking situation, particularly for parents collecting school children.

ACTION: Precinct asks if Council could please clarify this situation

8. GUEST SPEAKER:

Meredith Trevallyn Jones outlined to the meeting the history of plans for developing the area between Grosvenor Lane and Grosvenor Street, currently occupied largely by Woolworths supermarket, together with the Council car park to the south of Grosvenor Lane.

COLES REPS ALSO ATTENDED AS GUEST SPEAKERS (w/o notice):–

Richard Hamilton, Titanium Consulting introduced Representatives of Coles (Management & Architect) who were also welcomed by MdeS and spoke to the Meeting about the current Woolworths store in Grosvenor Lane, Neutral Bay, which Coles (the freeholder) plan to redevelop once occupation of the site reverts to them in November 2024.

This Woolworths is the most successful in Australia!

So not surprisingly Coles want to establish their presence at this very location. The Coles @ Big Bear will continue to operate after the new Coles here is built. Southbank, Melbourne is Coles' Flagship Store, they advised.

Coles plan to build a "State of the Art" Supermarket Experience with 4 storeys of Residential Accommodation above; the Residential section would be partially set back in order to maximise sun access to the Grosvenor Lane Plaza.

Below will be three levels of public parking and a loading dock [entry accessible from Grosvenor Street], one level of which will be reserved for residential parking. The parking areas will extend under the existing Grosvenor Lane square with a pedestrian plaza development above.

See Notes attached for further details

Next Registry Precinct Meeting will be held at 6.30pm on Wednesday 26 July 2023 at the Ros Crichton Building. Guest Speaker will be Gavin McConnell, Council's Public Projects Interface Manager.

NOTES OF RECORD OF COLES INFORMATION @ this Meeting

Parking will be accessible 24 hours a day, with a separate entrance for Residents parking from Coopers Lane.

Pedestrian access to the parking will be via stairs, lift and travelators – all opening into Public Space domains.

Some Ground level vehicle access & parking will be maintained in front of the small shops on the southern side of the plaza.

Current leases for shopkeepers around the current Plaza are mostly on a month-to-month basis, arising from the ongoing Military Rd Planning Study. Tenants in the worst position are those who are obliged to stay there 5 years, but whose Landlord can evict them to demolish

Coles...

- Will be providing the new public Plaza at no cost to Council. The Village Green, Lindfield for example cost \$30m.
- Agree that it needs to be a Public not a Coles Car park
- They want LARGER width Car Spaces – around 2.7m; Current requirement is 2.4m as a minimum.
- Will provide access from Grosvenor Street
- Will want 2 hours free parking
- Say that they will be mindful of the need to maximise the sunlight in the new Plaza with 6 storeys planned on Grosvenor Street. They will look at pushing the building towards the North & removing the middle section, & tucking it in on both sides
- Advise there will be a Truck Hoist arrangement that takes less than a minute to move the trucks. There will be room for 3 Delivery trucks in the Basement. They are mindful that Delivery trucks are now PanTechnics – much larger, so fewer deliveries.
- Will look at considering staged construction but this will be decided in tandem with locals impacted. The least disruption elongates the duration of the construction process.
- Will not bring in more little stores to compete with existing ones there now – though there will be approximately 2–3 new shops fronts.
- Will replace the current 74 Council Car spaces with 84 car spaces. Woolworths has 100 spaces currently – all up there will be approximately 260–270 Car spaces.
- The Chamber of Commerce told Coles that the existing shops require parking for 35 Car Spaces without the supermarket being there.
- Are also looking at Options for Integration at Basement level with Shops etc at Site 2