



**Questions raised by the community
at the Wollstonecraft Ward Community Forum
held on Tuesday 28 June 2011**

Questions Raised	Council's Reply
1. How were the proposed plans for the Ernest Place Redevelopment promoted?	The plans were on public exhibition from 3 June to 24 June 2011. This was advertised through advertisements in the Mosman Daily, via Council's website and posted on notice boards throughout the Crows Nest area.
2. Will the Ernest Place Redevelopment project result in temporary road closures? Will the project result in permanent changes to the traffic arrangements in the area?	Temporary road closures may occur during the project. Permanent changes to the traffic regime are possible; however the community will be consulted before any decisions are made.
3. How will residents be informed of road closures relating to the Ernest Place Redevelopment?	Council informs all residents and businesses of road closures via the following methods: <ul style="list-style-type: none"> • flyer letterbox drop to local properties • notices placed in the in the local papers • Council's website
4. Will the mural/mosaics in the Ernest Place area remain after the redevelopment?	Yes, they will stay. It is envisaged that one of the mosaics may have to be moved a short distance to accommodate some of the planned changes.
5. Will the needs of people with disabilities be taken into account in the redevelopment?	Yes. Provision for the disabled is a key part of the project proposal.
6. If the Plaza is extended and there will be a narrowing of the road, how will pedestrian movements be managed (e.g. risk associated with crossing the road)?	This will be treated the same way as existing bus stops currently in the vicinity of the location. The Plaza widening will only go out as far as the width of a parked car.
7. How frequently will temporary closures of Ernest Place occur for events such as fairs?	It is expected that this occur less than 12 times per year.
10. How much of the existing grassed area will be lost following the redevelopment?	The objective of the design is to minimize loss of grassed areas by opening up the area to be more usable (and work more like a park). Currently there are 652m ² of turf and garden beds (currently turf towards the edges of the site is dead due to minimal sunlight from above tree canopies). The new landscape design proposes 563.989/m ² of softscape (including 541m ² of turf and 23m ² planter beds).
11. Can the existing location of rubbish bins be moved?	Yes. Existing bins will be moved to create better pedestrian access.
12. Will the Electrical Substation be moved due to health implication concerns? If not,	Moving a Substation is expensive and requires State Government approval. Council is endeavouring to have the

how can the community lobby for its relocation?	Substation moved. However, it is likely that its relocation will not happen as part of the redevelopment due to budgetary constraints. Community members can write to their local members expressing their concerns and requests to have the Substation moved.
13. What impact will new light poles in the Ernest Place Redevelopment have on adjacent properties?	Council must adhere to Australian Standards for lighting (AS/NZS 1158.3.1) which specifies the amount of light required to illuminate the ground surface. This standard limits the amount of light spillage into adjacent properties. The lighting design has not yet been finalised.
14. How high will the light poles be?	Light pole height will depend on the brightness of the lights chosen which is still to be determined.
15. How will noise from events being held in Ernest Place be managed?	A Plan of Management will be prepared to control noise levels to ensure benefit to all members of the community.
16. In the Alexander Street Car Park Redevelopment, will the exit from the car park be left turn only (as it is currently)?	Yes. This will remain as the roundabout provides a safe functionality to turn.
17. Will Woolworths operate during the Alexander Street Car Park Redevelopment?	No. Woolworths will temporarily close. In relation to the car parks Council has already increased supply of parking by 48 spaces in Holtermann Street Car Park in anticipation of the project going forward.
18. Why does Council need to borrow \$5 million towards the project? And what contribution is Woolworths making to this project?	This Alexander Street Car Park Redevelopment project is a Public Private Partnership (PPP). Woolworths' contribution is "commercial in confidence". The estimated total value is between \$40-42 million (including land value). As outlined in the Long Term Financial Plan, Council will borrow \$5 million as its contribution towards this project. The loan repayments will be funded from increased takings from this facility (i.e. leasing new shops in the Arcade) over 20 years.
19. What percentage from Section 94 contributions is paying for the development?	Section 94 funds are not being used for the development
20. Will two hours free parking remain in the Alexander Street Car Park?	Yes. Parking fees will apply after 2 hours. The new car park is estimated to generate income to Council of \$200,000 per annum. Data has revealed that 90% of car park users stay less than 2 hours.
21. Will there be changes to arrangement for pedestrians crossing Burlington Street when walking down Alexander Street? It is dangerous and the risk will increase with more traffic associated with the new development.	Council believes that a pedestrian crossing may be required. If so installation will only take place once the redevelopment is complete.
22. Shared traffic zones can be very confusing. Who has right of way? Vehicles or pedestrians? Can a pedestrian crossing be installed to ensure drivers are more aware of pedestrian movements?	Pedestrians have the right of way. Installing pedestrian crossings will confuse drivers/pedestrians and will not change behaviour in a positive way. The key to the success of shared zone is education.
25. Is there any advantage in increasing signage in shared zones?	There is no advantage as the increase in signs can lead to cluttered streetscape and can be confusing to all parties.
22. Will Woolworths be required to	It is unlikely that the laneway will be made into a shared

contribute towards enhancement of the rear laneway?	zone (i.e. vehicles and pedestrians) as this will be the entry point for the loading dock. The laneway is currently a service way and this is unlikely to change.
23. Will trucks come in off the laneway to unload?	Yes. The laneway will be the main access to the loading bay.
24. Does the number of car spaces proposed in the redevelopment cater a supermarket of 'increased size', as it is expected that the development will attract shoppers from out of area?	Industry standard parking ratios have been used to calculate the parking requirement. 259 spaces are proposed. 150 of these are what are required for a supermarket of this size. The 109 spaces are what Council required.
27. Regarding the Wollstonecraft Station landscape upgrades, is the exit to Shirley Lane Council or Railway land? Who will maintain the area?	The land in question is owned and maintained by Council.
29. It has been stated that the project must be completed by the end of this year. What happens if this does not occur?	State Government funding of \$101,000 will only be provided if the project is completed by year end. Money will not be forthcoming if the target date is not met.
30. Are North Sydney Councillors represented on the Joint Regional Planning Panel (JRPP)?	Yes. There are two Councillors on the panel – Cr Marchandea and Cr (Michel) Reymond.
31. Boot camps in Brennan Park are a noise nuisance (especially when they start at 6am). What can be done to mitigate this problem?	Council encourages healthy lifestyles in line with Direction 4. Our Social Vitality of the 2020 Vision, Community Strategic Plan. However Council is conscious of the need to balance provision of health and fitness, utilisation of parks and reserves and noise implications for affected residents. Council is currently preparing an Outdoor Fitness Training Code for trainers who use parks and reserves within the North Sydney local government area. The Draft Code is expected to be presented to Council in late July 2011. It is intended that the Code will help minimize the impact of boot camps and personal training on residents. In addition Council's Rangers are regular patrolling parks and reserves and can respond to noise complaints. It should be noted that enforcement is a challenge, as it is difficult to differentiate between commercial enterprise and private groups using the parks for fitness purposes.
32. Does Council plan to install outdoor gyms in the North Sydney area?	Outdoor gyms cost from \$50,000 onwards to install per site. Council currently does not have plans to install such, but these will be considered in the future.
33. How do I find out when and where my local Precinct Committee meets?	For up-to-date information about Precinct Committee meeting times, venues and office bearer contact details visit www.northsydney.nsw.gov.au/precincts . Alternatively contact Council's Community Engagement Coordinator on 9936 8100 or email precincts@northsydney.nsw.gov.au .