



THE GLEBE SOCIETY BULLETIN

PO BOX 100, GLEBE NSW 2037 AUSTRALIA

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No 5 of 1996

June

Annual General Meeting

The date of this year's Annual General Meeting is proposed to be Sunday, 25 August. Please note the date in your diary.

The Committee would welcome offers from members who might be able to make their home available as the venue for the meeting.

In recent years we have tended to combine our annual birthday celebrations with the AGM, with drinks and light savouries before and/or after a meeting in the middle of the day. Members of the Social Committee arrange the catering in consultation with the host/hostess.

Jeanette Knox (660 7781) or Mavis McCarthy (660 5119) would be pleased to hear from anyone who would like to host the AGM.

Membership renewal forms are included with this issue of the Bulletin. Please renew before the AGM so that you are a financial and voting member on or before 25 August! NB new members who joined the Society this year remain financial until the end of June 1997.

Jeanette Knox

Social Activities

Sunday Lunch

The old Cafe Troppo has been replaced by a new cafe, called Cafe 175, so I thought we might give this a go for the July lunch. I spoke to Jeanette and we agreed this would be a reasonable choice. It is BYO. So the next lunch will be on Sunday, 28th July. Please ring me at 9692-0071 by Thursday 25th so that I can confirm the numbers.

After that, in August Jeanette suggested Glebe Town Cafe, nearby, and possibly for September the new, yet-to-be-opened Pizzeria at 33 Glebe Point Road, which I mentioned in regard to the unveiling of the foundation stone in last month's issue. The August lunch could be on Sunday 18th, so as not to clash with the AGM. These latter two are not definite, so if members have any preferences, please let Jeanette or me know. It is a pity that there seems a distinct indifference to the recent Indian lunch (which was very good), with only four attending, as there are so many interesting Indian places in our main street now.

John Hoddinott



The AGM provides both a social gathering and an update on the Society's business

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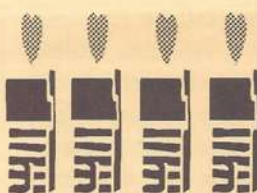
Planning Report

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Planning Report

461-465 Glebe Point Road

The Glebe Society's submission to the Draft Development Plan (DCP) No. 22 was not in favour of any particular use for these three important sites. The developer would prefer to use them all for residential use, rather than the mixed use at present. I tend to agree with this idea, and wrote that the Society would not object, but that we would want the three sites to be considered as one for design purposes.



As residential use would mean a rezoning and demolition of the two major sheds, there will be a good chance that we will achieve our 10 metre wide water-front walk-way, which would be very difficult if the Long Gable Shed were to remain as it is. I wrote that we oppose the land-owner's offer of an over-water walk-way. The repair and maintenance would quickly devolve to Council, i.e. to ratepayers. I opposed the zoning growing from 2b(2), 125 persons per hectare, and requested that the development should not be more than 2 storeys on the Glebe Point Road frontage, and agreed with the Council point that there be at least one view corridor and pedestrian right-of-way, one being between 461 and 463. I will be happy when the issue is settled to the agreement of the Council, the land-owner and the local community, and this may be relatively soon. I am somewhat sceptical about the claim that the sheds serve as a "small business incubator", as their occupancy seems to be quite transient in many cases.

A fully residential use could encourage more traffic, but at least it would have to park on-site, and with the presence of a nearby bus terminus, and I hope soon a Light Rail station near Victoria Road, Glebe, there may be an incentive for new and old residents to use public transport.

Harold Park Paceway

I have not heard of any developments in the matter of the opening of the 7-day-a-week licensed club which was supposed to open on June 15th, except for a newspaper report that Leichhardt Council will take the matter to the Land & Environment Court.

213 Parramatta Rd (former Grace Bros)

I have attended two more, and I trust, final meetings concerning the amended DA, which was passed eleven to zero by Council. At that final meeting there were four who spoke opposing the amendment, three in favour, including me, and three Councillors spoke very emphatically in favour. I was pleased with the result, as I believe that the development will be of great benefit to Glebe and surrounding suburbs.

The only issues which are not fully resolved are the Local Area Traffic Management (LATM) plan, and the matter of the so-called "entertainment area". I had a good look at the regional traffic estimate, and it is worth noting that 35% of the customers are expected to derive from the south of Parramatta Road, Redfern, Newtown, Chippendale, etc, 20% from Pyrmont and Ultimo, and 20% from the Balmain area. The first 55% will almost certainly not travel through Glebe, the Balmain shoppers are most likely to return via Wattle Street and the Glebe Island Bridge. The remaining 25% are expected to come from Glebe, Anandale and Leichhardt. I have made an estimate that there may be a doubling of the small volume of local traffic, or to put it in concrete terms, from one to about two cars per minute. Hardly a "Nightmare in Glebe Streets" as one of the opponents claimed.

The claim of 12,000 traffic movements per day has no basis. A truer figure is about 4,500-5,000 entries total, per day (with the same number of exits, of course).

It is worth remembering that in the next few years the redevelopment of the Pyrmont/Ultimo area will add something along the lines of 20,000 new residents and up to 30,000 workers into those two suburbs. This is the City West project, and will help to revitalise the western end of the shopping and residential area of Sydney. A shopping facility of the order of the projected size will be well used by these potential new customers. Apart from the student accommodation in the former Homemakers' Store, there is very little, if any, residential housing in the block bounded by Parramatta Road, Bay Street, Wentworth Park Road and Wattle Street, through which much of the Pyrmont-Ultimo, Balmain and south-bound traffic will travel. This area is under South Sydney Council's management.

The developers have agreed to undertake an LATM after the development has opened, as it is very difficult to estimate the real effect now. This has become a condition of consent, and should lead to the installation of whatever traffic measures are found to be necessary.

Following a question from me at a mediation meeting, the developers have supplied me with a list of the heritage items from the Grose Street Building and their position in the new buildings. The Model and Moxham Buildings remain as in the original DA, and their heritage items will remain in situ.

There will be about 1,500 employment spots in the centre, including up to 300 local youth positions. The developer has made a commitment to give an advantage to the Glebe community in this regard. Whatever the difficulties associated with the planned development, the obvious advantages far outweigh the claimed disadvantages. Included in the new Development Application is a basketball court which will be a great facility for the local Glebe kids.

Many customers will travel to and fro by public transport, and many of the locals who live within say 2 km are not car owners. They went to the old Grace Bros by bus or on foot, and will continue to do so.

Demolition work on the Grose Street Building is expected to start very soon, certainly during July, and will take about 3 months. I have asked the developers to keep the Society in touch about important dates. I have read that the complex may not open till about Easter 1998, but the developers were certainly hoping recently for an opening just before Christmas, 1997.

The John Fletcher Site.

This is the area bounded roughly by Ferry Road and Taylor and Cook Streets, next to the Rowing Club. Fletchers have indicated that they wish to move their container storage facilities from Glebe, and to develop this important waterfront area as residential housing. The area also includes a Leichhardt Council depot, and a heritage incinerator, I believe.

I have attended two meetings about the plan, which is only in its embryo stages still. The first was a rather confused and

noisy meeting at the Rowing Club, with about 80 residents present, with a presentation by Fletcher's architect. It seems to me that there are several distinct steps which must be undertaken before the any construction can start. Firstly, there may be a case for a new Local Environment Plan (LEP), then probably a draft DCP, then a DA and finally a BA.

I was invited to attend a small residents' meeting, at which some ideas were discussed. I am not worried yet about the proposed development, as Fletchers have not even announced when they are closing their container operations, let alone ideas about the proposal. I will keep members in touch with progress.

2A Hereford Street

Balmain Hospital plans to move its nursing home and hostel, known as the Glebe Annex, which is a Council property. This is directly behind the Valhalla Cinema. It contains the Victoria Alice Lamkin Centre, which provides hot lunches, and acts as a pick-up point for Meals on Wheels. I have read a brief report on this change, and all existing services will be continued elsewhere. No decision has been made about the fate of the large building itself, whether to sell it or not. I expect to have some more definite news in a month or two.

The Harbour Lighterage Site.

This long-running issue, in which I had no input as it seemed to be handled well by the locals, including some Society members, finally went to the Land & Environment Court. There was an article about the Court's decision in a recent Sydney Morning Herald. I understand that at the last moment, just as a settlement between the residents and the developer had been reached after an extended period, a new group of residents objected to their loss of views. Obviously they did not know that this is not an issue which the Court considers, and consequently lost the appeal, undertaken by Council. I feared this might happen. It is worth remembering that if an issue does go to the Court, the developer has the right to adopt any of the previous plans submitted. In this case I understand he has chosen the most recent and smallest configuration, which is lucky for the objectors. The original plan was much less sympathetic.

John Hoddinott

For Your Diary

Sunday, 28 July , 1pm - Sunday Lunch at Cafe 175.
Book with John Hoddinott by Thur 25 (9692 0071)

Sunday, 18 August - Sunday Lunch at 33 Glebe Point Road

Sunday 25 August - Annual General Meeting, venue to be announced

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THE GLEBE SOCIETY inc. Management Committee	Convenors of Sub-Committees
President Mavis McCarthy 660 5119	All convenors are ex-officio members of the Management Committee
Senior Vice President John Barnes 660 7274	Aircraft Alison McKeown 660 3917
Junior Vice President Cynthia Jones 660 2451	Bays & Foreshores Vacant
Immediate Past President David Browne 660 0865	Children & Glebe Penny Haslens 566 4450
Secretary Jeanette Knox 660 7781	Diggers' Memorial Max Solling 660 1160
Treasurer John Sleeman 692 9507	Environment Fiona Campbell 660 0185
Committee Marianne von Knobelsdorff 692 0916 Christine Whittemore 660 7969 Helen Griffiths 660 5548	Harold Park Vacant
Contacts Bulletin Editor: Jan Macindoe 660 0208 Membership List: John Hoddinott 692 0071 New Members: Helen Griffiths 660 5548 Archivist Lyn Milton 660 7930	Light Rail Andrew Wood 660 2194 Planning John Hoddinott 692 0071 Traffic Jeanette Knox 660 7781 Wentworth Park Christine Stewart 660 8324

Membership of The Glebe Society Inc

Costs:	Ordinary	\$25	additional household members \$5 each
	Student/Pensioner	\$10	
	Institution	\$30	

Write to P.O.Box 100, Glebe 2037, or ring Jeanette Knox on 660 7781