



WOLLSTONECRAFT PRECINCT MEETING 13 DECEMBER 2023 – DDRAFT MINUTES

- 1. Acknowledgement of Country:** RB (Chair) read the acknowledgement
- 2. Apologies:** Cr.WB, MO Director of Planning, TG, JS, SY, JC, CH, MP-F, JH, PW
- 3. Confirmation of Minutes of meeting held on 11 October 2023:**
Motion: That the minutes of the meeting held on Wednesday 11 October having been circulated be taken as read and are hereby confirmed.

Proposer: JH **Seconder:** MB Unanimous.

4. Guest Speaker 1:

Kylea Tink, Member for North Sydney

Kylea spoke about the matter of refugee legislation and the independent parliamentarians' view on the refugee issue; Federal legislation that impacts North Sydney and the cost of living; the redistribution of electorate boundaries in NSW; the goal of reforming political lobbying and donations, and the consultation process used for submissions made on behalf of North Sydney. Some interesting points made during her presentation include:

Kylea spoke about the housing affordability approach by the government is not effective in The North Sydney area only applicable to some areas of Sydney because of the low thresholds for both existing homes and new builds.

The Australian Electoral Commission (AEC) is an independent, professional body and will make the final decision regarding redistribution, not political parties. The final decision is due October 2024. North Sydney was one of the original seats at Federation.

Kylea was one of the key drafters of the Code of Conduct for Federal Parliament that has been endorsed by both parties in both houses and is now in place.

In-house staff who lobby Government are not required to be on the Lobby Register. The Teals are working to change this.

Kylea models the transparency she would like to see and [publishes all her donors on her website](#).

Kylea used a 'deliberative democracy' model to host the North Sydney Community Housing Forum, bringing together 30 ordinary citizens who worked together to determine the most effective way for the Federal Government to improve Housing Affordability. You can [read the report here](#).

Government funds are being used to stimulate super fund investments in social and affordable housing.

While State Government has the most say over housing, the State Government relies on the Federal Government for funding. There is an opportunity for the Federal Government to affect housing outcomes but attaching preconditions to housing grants.

After answering questions, Kylea and Rachel were thanked for their time.

The Chair then introduced our next guest speakers.

5. Guest Speakers 2:

Florian Caillon - Head of Acquisitions Third.i Group, developers for Crows Nest Metro overstation Development

Brett Manwaring - Group Chief Financial Officer and General Manager for Evolve Housing (Not-for-profit CHP)

Florian explained Third.i's proposed plans for the Crows Nest Metro Overstation Development and proposed amendments to Site A between Hume and Oxley Streets.

The approved concept development was for commercial office space on top of the station box. When Third.i tendered for the project they considered the oversupply of commercial space, rental stress and housing shortages, particularly for healthcare workers in our community.

Their research showed rental stress is up 15% and less than 5% of healthcare workers can afford to live in the area, creating a housing and health crisis in our area. There are currently 112 vacancies at RNS due to the lack of affordable housing in the area. (Kylea Tink also told us that we were losing essential workers in our area who need to live within 30 minutes of the hospital but can't afford to do so.)

The Third.i proposal for the site A is to make it mainly residential, with approximately 300 x 1, 2 and 3-bedroom units to be sold and approximately 100 affordable units to be gifted in perpetuity and in-kind to [Evolve Housing](#), a not-for-profit community housing provider. Evolve cannot sell the units.

Their proposal builds within the approved envelope but is somewhat less bulky. Third.i have added a laneway, which research shows is key to successfully activating a retail area. They have reduced the size of the building along the Hume Street boundary to create a wider plaza and talk

about being keen to beautify the Pacific Highway, the new laneway and Hume Street.

At present, they think the podium would be best suited to a health and wellness operator, but nothing is set.

Construction is not likely to begin until 2025. In the meantime, they are progressing the detail design for apartments on Site B immediately south of Hume Street. They expect to be marketing them off the plan early 2024.

Next, Brett Manwaring, CEO of EVOLVE Housing, explained how the affordable housing would be managed.

To ensure the housing is affordable to rent, EVOLVE rent it at a maximum 74% market rates in the area. Evolve then matches tenants with properties and assesses income level annually. Tenants will be offered security of tenure with 3-year leases. These affordable units will be for healthcare and other essential workers.

EVOLVE are involved with ensuring quality design and are working with Woods Bagot, the architects, to make living in these buildings affordable on an ongoing basis. They hope to use a system developed in WA that ensures 100% darkness, key for workers who sleep during the day and work at night.

EVOLVE currently manage 1900 properties nationwide, 1400 properties here in Sydney. As a not for profit, they cannot sell these units.

After answering questions, Florian and Brett were thanked and invited to stay and answer questions after the meeting which they did.

6. Matters Arising: The following report is tabled for information.

- a. **DA 66/23 – 290 Pacific Highway Crows Nest:** REFUSED
The Sydney North Planning Panel has resolved to refuse the proposal for the partial demolition of the existing heritage item, construction of a 13-storey mixed use building comprising ground floor and first floor commercial tenancies, 61 residential apartments, 4 levels of basement parking containing 105 car parking spaces, public domain works and landscaping at the above site.

No agreement was reached at the mediation on the Section 34 conciliation. This will go to the Land and Environment Court for decision.

- b. **PP 9/22:** Six storey mixed Use Development at 17-25 Alexander Street has been recommended for Gateway determination but the applicant made a last-minute request for minor increase in height.

Council resolved at its meeting on 11 December to defer a decision

to allow a review of the height increase to be undertaken by Council planners and for the matter to be considered at the next meeting in February 2024.

c. DA 219/23 - 7-9 Selwyn Street Wollstonecraft

Council's research determined it would not be possible to get a heritage listing for these buildings. The applicant has referred the matter to the Land and Environment Court.

7. Local issues as per Agenda

Footpaths:

Councillor Zoë Baker Mayor of North Sydney explained that there is a \$1.3 million annual budget for footpath maintenance. The upgrade for the Shirley Road footpaths is planned, funded and due to start this financial year, with work continuing into the next financial year. There is also a budget for addressing trip hazard footpaths that are reported.

Tree Planting:

There is absolutely no reluctance to planting of trees anywhere in the LGA especially since more than 1500 trees have been lost as a result of the Warringah Freeway Upgrade project. The mayor recommended that Precinct invites Director of Open Space and Infrastructure to our next meeting to properly understand Council's priorities in this regard.

Bike storage:

Councillor Zoë Baker Mayor of North Sydney explained that Bike storage numbers are covered in the Development Control Plan (DCP).

Council staffing levels

Council staffing levels have not declined. Mayor Baker explained that the Council restructure was formally adopted at the meeting on 12 December 2023. More resources are being directed to service delivery, meaning we will have more doers and fewer managers.

Can we consider a DCP amendment to encourage more housing by trading off parking spaces?

No. Councillor Zoë Baker Mayor of North Sydney explained that the DCP covers height, floor space, and setbacks, not parking.

8. Shirley Rd corrugation

Council to be asked if some minor corrugations on Shirley Road have been noticed and if they will be accepted.

9. Garden at Wollstonecraft Station

Precinct asks that Council approach TfNSW to prevent the building of a fence on Platform 1 of Wollstonecraft Station so local beautification efforts can continue. Of particular concern to the local people is the "celtis tree". It is of Chinese origin and is considered a pest/weed by NSW Primary Industry. It also outcompetes natives in the area. It has taken

over a number of areas in the rail corridor.

10. The meeting was closed at 9.19 pm