



WOLLSTONECRAFT PRECINCT MEETING - MINUTES

Wednesday 13 October 2021 at 7.30 p.m.

1. **Welcome and Attendance: 20 members/residents plus Councillor Baker were in attendance.**
2. **Apologies: BG; MC; EY; PS. LW and PW were late to register and therefore unable to join.**
3. **Confirmation of minutes of June meeting.** Moved by DK, Seconded SY that the minutes of the meeting held 9 August having been circulated be taken as read and confirmed as a true record of the meeting
For 18; Against 0; Abstained 2
4. **Matters Arising:**
 - a. **Sustainability Issues for Residents - Feedback:** Residents who attended were requested to provide comment on the presentation, (whether positive or negative). Any comments can be sent through the Precinct.
 - b. **Planning Proposal 7/20 Fiveways Site Crows Nest - Update:** The proposal was considered in closed session by the Sydney North Planning Panel on 13 October. A verbal account of proceedings was reported by Councillor Baker. Panel members retired to consider their determination.
 - c. **Wollstonecraft Station Access Upgrade – Update:** Several outstanding issues of concern remain unresolved. These relate to the remediation of the Transport for NSW land that is leased to Council, on-street parking, and amelioration of impacts on the two properties that adjoin those leased areas.

Matters for North Sydney Council to address: Downer, on behalf of the Station Access Upgrade Team advises that they have been meeting with North Sydney Council in relation to the leased areas surrounding the station and other matters but will disclose no details. This is frustrating. Accordingly, the meeting unanimously approved that we write to Council as follows:

Council is requested to advise Precinct what decisions have been made if any, in relation to the areas around the station that are leased to Council. Council is further requested to advise if any attempt has been made by either Transport for NSW or by Council to:

- i. ameliorate the noise, light and general intrusion that will result on private premises at 1A Telopea Street from the entrance and lift enclosure on the pathway leading to platform 2 and
- ii. ameliorate the noise, light and intrusion that will result on private premises at 50 Shirley Road and

- iii. encourage Transport for NSW to offer compensation for loss of property value and amenity arising from a) and b) above

and to reply by the first week in November rather than wait until the December meeting.

- d. **Planning Proposal 1/21 – 270 & 284 Pacific Highway Crows Nest - Update: The proposal is for a 13-storey commercial building.** After a preliminary assessment, Council has negotiated a revised planning proposal with an attached VPA which was considered and endorsed at the Local Panel Planning meeting on 29 September. It recommends that Council supports the proposal to proceed for Gateway Determination by the DPIE. The report also states:

However, having regard to the sensitivity concerning built form and amenity surrounding the site, it also recommends that a site-specific DCP be developed for the site to help manage the transitional relationship and interface with neighbouring low-density sites including overshadowing impacts. The height of the building is noted at 52 metres with an architectural feature above.

The report will go to Council for consideration at its meeting on October 25. The meeting noted that its height exceeds the current NSLEP2013 and noted that North Sydney Council's current position by resolution is that Council has refused to accept the 2036 Plan where on some sites, heights were increased (including on this site) above the draft plan. It is Precinct's intention to write to Councillors reminding them of this position.

- e. **Precinct System Review - Update:** The meeting noted that Council resolved at the ordinary meeting in September that Precinct Committees may determine, without reference to Council: a) the matters that are to be discussed at their meetings; b) who is to be invited to address their meetings. This cleared any doubts about the independence of Precincts and was welcomed. Precinct acknowledges and thanks the proposers and seconder of the motion that went to Council.
- f. **St Leonards South Residential Development - Update:** Lane Cove Council DA 99/21. A submission to Lane Cove Council was lodged on behalf of Precinct and a copy was tabled for endorsement. The meeting resolved unanimously to endorse the submission: For 20 Against 0.
Precinct will write to the LCC and to its Councillors emphasizing the importance of traffic management as it impacts on Wollstonecraft. Residents were encouraged to also write to Councillors at LCC.
- g. **Australia Post for Crows Nest - Update:** Precinct noted that the Chair had written to Sydney Metro to canvass the possibility of enticing Australia Post to return the Crows Nest Post Office to the Metro Station Building on Site B at the corner of Hume Street and Pacific Highway in 2024 when the Metro Site will open. This was met with unexpected news that although Sydney Metro is building the station box up to podium level which will house the retail spaces, they will be 'handing over' all tenancies in the podium level to the successful tenderer for the contract to design and build the 17-storey residential apartment building above the station, to be responsible for leasing the spaces.
Precinct has requested some details of the dimensions of the tenancies, to have

something definitive for Australia Post to consider. Once that information is received, contact will be made with the federal and local politicians for support.

- h. Department of Planning; Privacy Breach-Update:** Letters written to the DPIE from one resident and from Precinct have been answered inconclusively but the link which drew attention to it no longer reveals the breach. Hopefully, the issue will not occur again.

- 5. Planning Proposal 7/21 378-390 Pacific Highway corner Hume St (lodged 7 September).** The meeting noted the following in discussion about this proposal:

It is a mixed-use development opposite the Metro station site A. It is 24-storeys incorporating 104 residential apartments in a 19-storey tower atop a 4-storey commercial retail podium with open space on top, equivalent to one more story. The site of 1,309 sqm is part of the strip between Hume St and Oxley St that was uplifted from the 18 storeys nominated in the draft 2036 plan to 24-storeys in the final 2036 Plan.

The site is currently zoned in the NSLEP 2013 as B4 Mixed Use with maximum building height 16m (4 storeys). The Proposal seeks to: increase the building height to a maximum RL 180 being exactly the same height as the Mirvac south tower to the north of this site and 4.5 metres higher than the already approved concept design for a commercial office block on Site A of the Metro Station; establish a maximum floor space ratio of 8.63:1 (allowed maximum FSR in the 2036 Plan is 7.5:1) and amend the minimum non-residential floor space ratio to 2:1.

There is also a major issue with the separation of this development from the existing apartment block on the site immediately to the north. Australian Design Guidelines for buildings of this height of 24 floors require a separation of up to 24 metres but this proposal is 6 metres from its northern boundary. In other words, they are 'stealing' up to 6 metres from the adjoining site which will inevitably be developed to 24 floors at some time in the future. In addition, the building top level has a height of 7.3 metres for plant and equipment which is more than generous and could easily allow an extra floor of apartments as well as plant room when it comes to the Gateway and DA exhibition stages. The proposal is well primed for expansion.

The above highlights just some of the non-compliances of the development as compared to the 2036 Plan and reveals opportunities to increase the financial outcome for the applicant at the DA stage.

The applicant claims that it otherwise complies with the 2036 Plan including a claim that it provides solar protection to residential properties outside the 2036 Plan Boundary. Regrettably, the shadow from this building will impact on many residential properties within the 2036 Plan boundary specifically in Nicholson Street from early morning through to 3pm.

The meeting noted that its height significantly exceeds the current NSLEP2013 and noted that North Sydney Council's current position by resolution is that Council refused to accept the 2036 Plan where on some sites, heights were increased (including on this site). It is Precinct's intention to write to Council and to Councillors at the appropriate times, reminding them of this position.

- 6. Waverton Wollstonecraft Rail Noise:** The meeting noted that WWRNAG has made encouraging progress on their continuing challenge to have Sydney Trains reduce noise from train operations along the track and at stations. In short:

The EPA has flexed its muscles by threatening enforceable action;
A Current Affair report on TV has attracted the interest of candidates for the upcoming LGA elections to offer support and
Sydney Trains has embarked on a program of more frequent rail grinding.

7. **General Business.** Councillor Baker provided a brief report on the Holtermann Street park and underground car park. We should expect to soon see at a Council meeting a report and recommendation for exhibition for community consultation regarding a consultant's report on three options for this government proposed and supported development.
8. **Next Meeting on December 8.** It was noted this should be a face-to-face meeting at the Uniting Church Hall, subject to and update of the Covid Safe Plan.
9. **Meeting close at 8:45 pm**

Attachments:

Lane Cove Council DA 99/21 Submission
WWRANG report