



MINUTES OF WOLLSTONECRAFT PRECINCT MEETING

Wednesday 8 December 2021 at 7.30 p.m.

1. **Welcome and Attendance:** There were 22 persons in attendance (5 of whom had not pre-registered). Refer to attachment.
2. **Apologies:** ZB, RH, JS; AW.
3. **Confirmation of minutes of October meeting.** Moved: DK; Seconded CE: That the minutes of the Meeting held on 13th October, having been circulated be taken as read and confirmed. For 22; Against Nil; Abstained Nil
4. **Presentation - Impacts of WHT & BL by PW, Chair Bay Precinct.** The presentation was in PPT format with explanation of the major impacts and was very informative for many who were not familiar with the details of the extremely complex project. For example:
 - the loss of 3 ha of green space from Cammeray Park (golf course) with no compensating provision of replacement green space. Refusal to negotiate with North Sydney Council and instead dealing exclusively with Cammeray Golf Club who leases the site from Council on behalf of the Crown Lands Dept of NSW;
 - Traffic Chaos everywhere in North Sydney LGA:
 - closure of existing off ramps from the Warringah freeway to Falcon Street and Ernest Street;
 - Doubling of the traffic exiting the Warringah Freeway on to the Pacific Highway due to closure of the Falcon Street off-ramp;
 - Making Berry Street a four lane one-directional road for on-ramps to the freeways;
 - Buses and other traffic being re-routed onto Miller Street;
 - Grid lock of the intersection of Pacific Highway and Berry Street at peak hours with follow-on impacts for other intersections on to the Pacific Highway at Shirley Road, Hazlebank Road, Crows Nest Road and Bay Road, meaning even worse traffic conditions for the Waverton and Wollstonecraft peninsulas;
 - Loss of approximately 800 mature trees just for the Upgrade of the Warringah Freeway alone (condition of approval requiring a two for one planting of small trees)
 - Disturbance of toxic waste on the floor of Middle Harbour for the sunken tunnel of the Beaches Link;
 - Destruction of the pristine Flat Rock Creek walking areas with no plans for restoration
 - Uncertain outcome of the restoration of land at Berrys Bay which will be used as the construction site where the tunnel on the floor of Sydney Harbour exits and where the dive site begins for the tunnel towards the Warringah Freeway.

- Two 20m tall unfiltered exhaust stacks located in the middle of the Freeway within close proximity to Anzac School
- Addition of toll charges on the Sydney Harbour Bridge and Sydney Harbour Tunnel to help pay for a project that North Sydney does not need nor want.

Transport for NSW has awarded a \$1 billion contract to a joint venture group for the Upgrade of the Warringah Freeway and the Department of Planning and Environment has approved the WHT project with numerous conditions that essentially require negotiation between Transport for NSW and the affected Councils to reach agreement on the outcomes. The status of a contract award for the WHT is unknown.

A copy of the PPT presentation will be forwarded separately.

- 5. LGA Election Results:** A summary of the latest counts as was read out. Clearly a knife edge contest. Declaration of elected councillors is expected on 20 December. Council will meet on 10 January 2022 to elect a Mayor and Deputy Mayor.

6. Matters Arising:

- a. Planning Proposal 7/20 Fiveways Site Crows Nest - Update:** The Sydney North Planning Panel refused to support the Proposal. The Panel encouraged the applicant and Council to try to resolve their differences whilst satisfying the intent and vision of the 2036 Plan. It is understood there has been a meeting between the Applicant's representatives and Council officers where Council informed the applicant that the intent of the 2036 plan in relation to FSR and the vision of the Plan would be strictly upheld.
- b. Wollstonecraft Station Access Upgrade - Update - Action for Council:** Several outstanding issues of concern that were raised in writing to Transport for NSW and to Nth Sydney Council 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. Council responded on 7 December and copy of the Council's Summary of Actions (SOA) is attached. Transport for NSW will not deal with the Precinct or Council on behalf of residents and instead will respond only to those affected residents who must submit their own case in writing.

Since writing, the waiting room on platform 1 has been unveiled. It now is just a breezeway with only two bench seats that will not provide the same protection from cold winter winds and rain (unlike the room that was demolished). See photo at end of this document. This was also raised on 3 December with both Transport for NSW and with Council. Transport for NSW is refusing to do anything to ameliorate this situation.

- c. Planning Proposal 1/21 - 270 & 284 Pacific Highway Crows Nest - Management Report PP01 - 29/9/21 Update:** The proposal is for a 13-storey commercial building. Council decided at its meeting on October 25 that because the report was very lengthy, it was deferred to be on the agenda for the first ordinary meeting of council in 2022. Precinct has reviewed the management report and the Planning

Proposal and has prepared comments in the form of a submission.

Motion: That Precinct makes a Submission to Council with copy to all Councillors generally in the form attached to the Order of Business:

Moved by TG; Seconded by SY. The motion was carried.

For 20; Against 1; Abstained 1.

- d. St Leonards South Residential Development - Update:** Lane Cove Council DA 99/21. A submission to Lane Cove Council was lodged on behalf of Precinct. The DA is currently under assessment and isn't expected to go to the SNPP until end of February.

Notice of a second DA162/2021 at 13-19 Canberra Ave was received on 19 November for demolition of structures and construction of a mixed-use development comprising 84 apartments, childcare centre for 60 children, community facility and basement parking for 174 vehicles. Open for submissions until 20 December.

- e. Australia Post for Crows Nest - Update:** Precinct wrote in November to Ms Felicity Wilson the local member for North Shore and to Trent Zimmerman, the federal member for North Sydney, seeking assistance in promoting the return of Crows Nest Post Office to the Crows Nest Station Site B podium. Copies of all correspondence has been sent to all on the Precinct mailing list. Apart from an acknowledgement from the Electoral Office for North Shore, nothing has been heard from either of these political representatives.

Sydney Metro has refused to cooperate and instead will hand over the spaces that they will build within the station podium to as-yet an un-named contractor who will build the Over Station Developments. The date for award of that building contract is said to be early in 2022.

7. Planning Proposal 7/21 378-390 Pacific Highway corner Hume St (lodged 7 September).

This is a mixed-use development opposite the Metro station site A comprising a 24-storeys including 104 residential apartments in a 19-storey tower atop a 4-storey commercial retail podium and 1 storey of mixed amenities. The site has an area of 1,309 sqm and is part of the strip between Hume St and Oxley St that was uplifted from the 18 storeys exhibited 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, 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. 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 from early morning through to 3pm. One such property is 29 Nicholson Street.

Council Planners have been assessing this proposal and will soon conclude a report ready for referral to the Local Planning Panel. It is important that Precinct makes an urgent submission to the Planning Group of Council to identify issues that will impact upon residents within the near vicinity. Accordingly, a draft submission which is attached. It was proposed that Precinct also makes a submission based on that draft:

Proposed Motion: That Precinct makes a Submission to Council with copy to all Councillors generally in the following form of draft attached:

Moved by SY; Seconded by TG. The Motion was carried
For 21; Against 0; Abstained 1

8. **Waverton Wollstonecraft Rail Noise:** WWRNAG has made encouraging progress on their continuing challenge to have Sydney Trains reduce noise from train operations along the track and at both stations. In summary:

The EPA has flexed its muscles by issuing a fine and strengthening the list of enforceable actions;

Sydney Trains has embarked on a program of more frequent rail grinding and a one time machining of the top of the rail to remove all corrugations;

There is a positive move to trial a proven system working in Slovenia to reduce wheel/rail friction and thus reduce noise levels and

North Sydney Councillors and candidates in the recent election have committed to support them in these efforts to reduce noise.

WWRNAG is looking for supporters (more noise of this type the better). Please help them by following their website and sharing posts: <https://wwrnag.nationbuilder.com>

9. **General Business. NS Council:**

- a. Community Strategic Plan Review Stage 1 is open for submissions due by cob 12 December. For details visit Have Your Say at <https://yoursay.northsydney.nsw.gov.au/nscsp-review1>

10. **Next Meeting on February 9, 2022.** We expect this will be another face-to-face meeting at the Uniting Church Hall, subject to health orders.

11. **Meeting close at 9:20 pm**

Attachments:

PP 1/21 – Draft submission to North Sydney Council and to Councillors

PP 7/21 – Draft submission to North Sydney Council and to councillors.

NS Council – Summary of Actions October meeting

List of meeting attendees