



WOLLSTONECRAFT PRECINCT MEETING

Wednesday 11 August 2021 at 7.30 p.m.

Minutes of Meeting

1. **Welcome and Attendance:** 22 members were in attendance as per list sent to Council.
2. **Apologies:** Joy Heads
3. **Presentation: 'Sustainability Issue for Wollstonecraft residents (Ian Garradd - Sustainability Officer North Sydney Council).**
Ian provided members a brief outline of the energy saving programs and solar power installations initiated by North Sydney Council. Examples included replacements of gas heating equipment with heat pumps, solar power installations on rooftops of Council owned assets and purchase of renewable energy from their energy supplier. An example of a proposal for a small strata block of 9 units prepared by a consultant (Watt Block) was discussed with emphasis on a heat pump to replace the central gas fired HW heating unit and roof top solar panels to reduce energy consumption costs.
4. **Confirmation of minutes of June meeting.** Moved Tony Gribben; Seconded Sue Wadley that the minutes of the June meeting, having been circulated be taken as read and confirmed as a true record.
For 23; Against 0; Abstained 0
5. **Matters Arising:**
 - a. **Planning Proposal 7/20 Fiveways Site Crows Nest:** The proposal was refused by Council's Local Planning Panel. The applicant (Deicorp) had lodged a prior request with DPIE for a rezoning review on 11 March and Council was advised by DPIE in May via email but are still waiting for a formal letter from the DPIE and to be given the opportunity to provide written comments on the PP for the Regional Planning Panel. The applicant was required to lodge their PP via the NSW Planning Portal - this is yet to be finalised.
 - b. **Hume Street Park Upgrade Project Stage 2:** North Sydney Council has confirmed the project is included in its 2021/22 Operational Plan and Budget which was adopted at its June meeting. The budget for the capital works is \$1.75 million. It includes for the relocation of Kelly's Place to a site yet to be finalised.

On a related matter, investigation work in relation to the Crows Nest Shopping

Precinct upgrade will proceed, the aim being to review a proposal submitted by Group GSA that was adopted by Council in 2017 and to provide an updated estimate of cost. Timing for completion of this report is unknown.

- c. **Wollstonecraft Station Access Upgrade – Feedback:** A Feedback report was prepared in consultation with those residents who made comments on the draft document prepared after the Precinct meeting in April and sent to Transport for NSW on 24 June. A reply was received in July that led us to deal with Nth Sydney Council and Downer. Several outstanding issues of concern remain unresolved. These relate to the remediation of the Transport or NSW land that is leased to Council, on-street parking, and amelioration of impacts on the two properties that adjoin those leased areas.

- d. **Planning Proposal 1/21 – 270 & 284 Pacific Highway Crows Nest: The proposal is for a 13-storey commercial building.** After a preliminary assessment, Council has gone back to the applicant as Council was not entirely happy with the proposal. They have sent an issues letter to the applicant. Among the issues Council is concerned about are:
 - i. FSR being above 2036 Plan
 - ii. The bulk and size of the building
 - iii. Lack of transition to Sinclair Street, which is zoned 3 storeys (Council is advocating for some transition in the heights between the two buildings. Council's hands are somewhat tied in relation to the heights, as the 2036 Plan is 13 storeys and the proposal is for 13 storeys.

However, Precinct is concerned because the height proposed is 59 metres whereas at 4 metres/floor (which is the upper norm for commercial buildings) the maximum height would be 52 metres.

Council expects to hear back from the applicant in the next month or two. Precinct hopes that Council will have the matter referred to its Local Planning Panel at which time we will be able to make a submission. At some time in the future this will be referred to the North District Planning Panel for a recommendation.

- e. **Precinct System Review:** Council initiated a review of Precinct Committees in 2020. Council resolved to defer the matter to the Council meeting in June to allow a briefing to Councillors and clarification of any questions. That meeting resolved to further defer a decision for the new Council to consider after the LGA elections now scheduled for 4 December 2021.

- f. **Council's Draft Operational Plan & Budget 2021/22:** The draft Operational Plan and Budget for 2021/22 was endorsed by Council at its June meeting and came into effect on 1 July 2021. This is the last year of the three years Special Rate Variation which was approved by iPart in 2019. That SRV increased rates by an average of 7% pa compound for the three years. The extra money raised by the

SRV was allocated to specific projects over the three years SRV period. However, the 2021/22 SRV amount raised over the three years will represent a permanent increase of \$12.8 million each year. There are no current plans for a further application for another SRV. Preparation of the next 4 years Delivery Program is in progress. This is expected to be exhibited for public feedback this financial year*.

* In this regard, Council staff are currently preparing an engagement strategy which will articulate how stakeholders can be involved (intended to be reported to the September Council meeting, so engagement can commence from October 2021) with various stages of engagement, including public exhibition of the draft documents.

- g. Council Elections 2021:** The LGA elections have been deferred to 4 December 2021 because of the impact of the continuing pandemic which has no end in sight. A reminder there will be no voting to popularly elect a mayor. Instead, voters will elect 10 Councillors who will appoint one of those Councillors as mayor for a two-year term.

The Ward system has also changed: There are now two (2) Wards each with five (5) Councillors to be elected. The north ward is called St Leonards Ward and includes Wollstonecraft Precinct. The southern ward is called Cameraygal Ward.

A Ward map adopted in 2020 can be found on this link:

https://www.northsydney.nsw.gov.au/Council_Meetings/Our_Organisation/Elections_2021/Council_elections

Council has also recently published a [Facts Sheet on Ward Boundaries](#) that provides background information.

6. General Business of which advance notice has been received:

- a. Privacy Breach (Department of Planning):** A list of submissions (including personal addresses of about 27 submitters from Wollstonecraft and Crows Nest) made to the DPIE in November 2018 has appeared on an Amazon S3 website - <https://www.google.com/search?client=safari&rls=en&q=Rezoning+List+of+Submissions+from+2018.11.28+copy+%E2%80%93+Amazon+AWS&ie=UTF-8&oe=UTF-8>

One party whose name and private information appeared on this list has made a complaint to the DPIE. The Chair whose private information and that of close neighbours and relatives was disclosed will also be making a complaint.

7. General Business of which no advance notice has been given:

- a. St Leonards South – First DA for Apartments along Canberra Avenue. Lane Cove Council DA 99/2021.** Sue Yelland briefed the meeting. The Chair has since written to Lane Cove Council asking that residents in Wollstonecraft Precinct who may be affected be invited to make a submission and that the closing date for submissions be extended. North Sydney Council stepped in on our behalf and

has sent notices to residents that would normally be impacted by such a proposal. Council will also be lodging a submission.

- b. Crows Nest Post Office possible relocation.** Sydney Metro station will have two podiums above ground on Site A and Site B. These buildings will eventually support the high-rise towers, concepts for which have received planning approval. The podiums will have street level tenancies available and may be suitable for the return of the Crows Nest Post Office. Site B on the corner of Hume Street and Pacific Highway would be the most suitable site. The meeting supported the suggestion that the Precinct approaches Sydney Metro to establish the possibility of reserving space and if agreeable to ask Australia Post to consider relocation. Support will be requested from the federal member for North Sydney and from the NSW government and from North Sydney Council. Community support will be essential.

- 8. Next Meeting on October 13.** We hope this will be at the Uniting Church Hall, subject to the Covid situation.

There being no further business, the Meeting closed at 9.42 pm

Signed