

WOLLSTONECRAFT PRECINCT MEETING [DRAFT] MINUTES - 9 April 2024

1. **Open meeting.** John Hancox, our new Chairperson, opened the meeting at 7.48 pm
2. **Acknowledgement of Country:** Richard Blow read the acknowledgement
3. **Apologies:** Jacqui Axford, Mike Cocks, Asti Forsyth, Mary Hassey, Carolyn Hazell, Wendy Trevor-Jones, Dianne Kennedy, Murray Mair, Loretta Moy, Cr. Godfrey Santer, Peter Slattery, Liz Wilson, Allison Whyte
4. **Guests:** Mayor Zoe Baker, Neal McCarry, Manager - Strategic Planning North Sydney Council, Cr. Chris Holding, Cr Nicole Antonini, Merri Southwood, Lane Cove Mayor.
5. **Confirmation of Minutes** of meeting held on **12 February 2025:**
Motion: That the minutes of the meeting held on Wednesday **12 February 2025**, having been circulated were taken as read and are hereby confirmed.

Proposer: Richard Blow Second: Avril Franklin
The motion was put and passed unanimously.

6. **Guest Speaker:** Neal McCarry, Manager - Strategic Planning North Sydney Council, Crows Nest TOD Finalised: What it means for Wollstonecraft

Neal McCarry stepped Precinct members through Council's concerns with the State Government's Transport Oriented Development (TOD) Policy.

North Sydney Council has analysed the Policy and created visual images of what would be possible under the TOD Policy as gazetted.

The **potential growth** in the Crows Nest Wollstonecraft area **has increased exponentially**. Note: What was gazetted is not what was advertised.

It represents a **substantial reduction of employment capacity** in the area, decreasing the number of opportunities to live and work near home.

The TOD policy specifies height and floor space ratios but does not mention space between buildings or setbacks. The potential result is a **'Wall of Towers'** along the Pacific Highway with no setbacks and no space between high rise buildings.

There is significantly **increased overshadowing of Crows Nest and upper Wollstonecraft**. Of particular concern is the increased overshadowing of Ernest Place and Willoughby Road.

Build to Rent Issue

For example, the former **IBM building on the Pacific Highway**, first meant to be commercial office space, now has an application for 600-units Build-to-Rent building. Build-to-Rent buildings are considered to have one owner and therefore pay rates for a single building rather than rates for 600 units.

No commitment to maintaining trees.

The 'green links' previously provided by setbacks will be reduce the number of street trees. Clarke Street and Oxley Street are of particular concern.

No additional infrastructure

The local area hasn't any additional funds for infrastructure to support the increased population, no community facilities, no more open space, no more hospital beds.

No additional schools

There is no commitment to the delivery of additional schools. In fact, the high-rise school planned for Herbert Street was recently cancelled by the State Government and the site is now for sale. Local school are already more than full.

Council is working to have amendments made to the policy which would address these issues and help to clawback funding for infrastructure before the population arrives.

7. Guest Speaker, Mayor Zoe Baker

Special Rate Variation Update

IPART consultation ended 17 March and will make their final decision sometime in May. The Council's Budget will go out for public consultation.

North Sydney Pool Update

The contractor's practical completion date is now 17 July 2025, an extension since our last Precinct meeting. It will take more than 8 weeks to commission the new pool and operations. Council is in dispute with the architect and builder. The Japanese parent company of the builder has visited recently.

Willoughby Road Stage 2 Update

AusGrid has delayed the completion of this project. All the undergrounding of the power lines is expected to be completed in May. After that the 'make good' of all the paving and final tree planting will take place.

Previously identified site for new school now for sale

The site on Herbert Street, St Leonards identified as the site of a new high rise high school to accommodate the population growth in the St Leonards Crows Nest area is now for sale after the State Government pulled the funding for this project. The Government is not addressing any of the infrastructure needs of our ever-increasing population.

Lobbying the State Government

The Mayors of North Sydney, Lane Cove and Willoughby are working together to lobby the State Government and advocate for amendments to the TOD and Low to Mid Rise Housing Development Plans, using the analysis done by North Sydney Council.

GENERAL BUSINESS

Low to Mid-Rise Housing: Impact around Wollstonecraft and Crows Nest Stations

Wendy Stamp discussed her concerns about the Low to Mid Rise Housing Policy's potential to radically and detrimentally change the character, fabric, settings, views, building scale and density, solar access, compatibility between development in both Crows Nest and Wollstonecraft. In particular, she expressed concern regarding the potential of the Low to Mid Rise Policy to significantly and detrimentally affect the area near Wollstonecraft station particularly the Heritage Conservation Areas and individual heritage items to the south and west of Wollstonecraft station.

She moved a motion to invite a Council Officer and Mayor Zoe Baker to the June Precinct meeting to address the issues of the State Government's Low to Mid Rise Housing Policy and its potential impact on Wollstonecraft

Mayor Baker accepted the invitation and suggested we invite Neal McCarry back to discuss this topic.

Moved by: Wendy Stamp **Seconded by** Barbara DeGraff
The support for this motion was unanimous.

Traffic access to Crows Nest from Wollstonecraft

Council shares our concerns and is lobbying the State Government to address this issue at both the Council and political levels.

8. The chairman closed the meeting at 9.08 pm and everyone was invited to stay for refreshments. There were 53 attendees. The next meeting is on Wednesday, 11 June 2025 commencing at 7.30 pm.