

WOLLSTONECRAFT PRECINCT MEETING MINUTES – 11 June 2025

1. **Open meeting.** John Hancox, Chairperson, opened the meeting at 7.31 pm.
2. **Acknowledgement of Country:** John Hancox read the acknowledgement
3. **Apologies:** Cr Nicole Antonini, JA, BB, JC, CE, AG, CH, JH, JH, Cr. Chris Holding, JH, DK, Cr. Godfrey Santer, PS, MS, SW, EY
4. **Guests:** Mayor Zoe Baker, Cr MaryAnn Beregi,
5. **Confirmation of Minutes** of meeting held on **9 April 2025:**

Motion: That the minutes of the meeting held on Wednesday, **9 April 2025**, having been circulated, were taken as read and are hereby confirmed.

Proposer: Bernie Hogan Second: Wendy Stamp
The motion was put and passed unanimously.

6. **Low to Mid-Rise Housing Reforms:** Impact on Wollstonecraft / Crows Nest
Barbara DeGraff presented a summary of Neal McCarry's presentation on these housing reforms.
 - The reforms came into effect on 28 February 2025 and apply from 400m to 800m walking distance from transport stations and town centres
 - **Applies to** R2, R3 and R4 areas
 - **Excludes:** Bushfire-prone areas, areas with a heritage item, Crows Nest TOD area, environmentally sensitive areas (lower part of Wollstonecraft)
 - Changes to **controls for Residential Flat buildings are a concern**
 - **Includes Heritage Conservation Areas**
 - These reforms supersede local planning controls and require merit based assessment

Indicative Impact Map

The Low to Mid Rise Housing Reform page of the NSW Planning website

provides an indicative map where you can check how these reforms impact any given address.

Lobbying the State Government

Mayor Baker has met with the Planning Minister multiple times to request that funds be allocated for the completion of Hume Street Park.

Most Councils are unhappy with the inclusion of Heritage Conservation Areas in the Low to Mid Rise Housing Reforms and are lobbying against this change.

Mayor Baker is working with the Mayors of Willoughby and Lane Cove to try to stop the Government selling public health land for development and to 'turn off' the Low to Mid Rise Housing Reforms from areas bordering the Crows Nest TOD.

The Mayors are also lobbying to have the technical errors gazetted in the TOD changed and corrected.

Guest Speaker, Mayor Zoe Baker, Implications of IPART decision

Council will:

- operate at a deficit of \$10m (excluding domestic waste management) during 2025-2026
- defer new projects and initiatives
- reduce the infrastructure renewals budget by \$12.5M.

COMMUNITY CONSULTATION is OPEN until 24 June 2025

Feedback is sought on how you would like Council to reduce costs, eg by:

- **reducing services:** verge mowing, community transport, street sweeping, graffiti removal, parks and gardens maintenance, customer service levels at Council administration and library
- **reducing contributions and donations paid** to community groups and external bodies and precincts administration support
- increasing income through the following options:
 - increased compliance activity,
 - ticketed entry to New Years Eve,
 - new or increased fees and charges for use of parks and open space, road closure and sale
- selling the naming rights for the North Sydney Olympic Pool and North Sydney Oval
- increased advertising on council property and places

- introducing new/and or increased fees for use of public places and spaces by commercial operators such as personal trainers
- selling public assets (property).

How to have your say

1. Go to Have Your Say on the Council website and complete the form
2. Send an email to: yoursay@northsydney.nsw.gov.au

7. MATTERS ARISING:

North Sydney Pool Update

The Council engaged an independent programmer to advise on the likely time it would take to get the pool to the lock-up stage when it could be turned over to Council to commission (which takes 2 to 3 months). The assessment was that it would take until November 2025. Icon, the builder, now says it will be October. The pool is now likely to open in the first quarter of 2026.

Traffic access to Crows Nest from Wollstonecraft

Mayor Baker took this on notice and will report back to the Precinct on this matter.

8. NEW BUSINESS:

DA Proposal for 24/7 McDonald's at 31 Willoughby Road, Crows Nest (former Westpac bank

Precinct strongly objects to this DA based on the following:

- a) **Proposed 24/7 hours of operation.** The operating hours for business in the Willoughby Road precinct is from 7:00 am to 10 pm. McDonald's must be forced to comply.
- b) **Waste management** problems. The trucks will not fit down the laneway. McDonald's customers are well known for leaving their rubbish in public spaces and McDonalds are also well known for ignoring that practice. This puts more load onto Council's street cleaning.
- c) The **exhaust stacks** are large, visually ugly and would emit smells that are unacceptable in the centre of Crows Nest.

- d) **Congestion:** This corner is already chock-full of pedestrians, cars, and bus stops – a traffic nightmare. Mc Donalds is usually in a location where there is plenty of open space for car parking. This operation will place more load on Council's public car parks.
- e) **No toilets:** With only 19 seats inside, there is no obligation to provide toilets in the facility. No toilets. Lack of toilets is likely to lead to inappropriate use of the laneway, including the likelihood of unwanted wrappers and drinks cups being left around the neighbourhood.
- f) **LOCATION:**
Encouraging people to hang out when there is nothing else going on could well lead to anti-social behaviour, inappropriate for the centre of a residential suburb, only a block away from residences.

If Crows Nest must have a McDonald's, it belongs on the Pacific Highway or at the Crows Nest Metro station.

CONCLUSION: The DA should be rejected for any one and all of the reasons above.

HOW TO MAKE A SUBMISSION – BEFORE 27 JUNE 2025

Email: yoursay@northsydney.nsw.gov.au and council@northsydney.nsw.gov.au

DA: M10.2025.00000145.001

Property: 31 Willoughby Road, Crows Nest NSW 2065 (LOT: 31 DP: 618635)

Invitation to join the Men's Cantorian Sydney Choir

Mike Cocks invited male Precinct members to join the Cantorian Sydney Choir, www.cantorionsydneychoir.com. If you are interested, contact Ian MacArthur on 0422 576 256 and visit the website.

9. The chairman closed the meeting at 8.46 pm and invited attendees to stay for refreshments. There were 44 attendees.

The next meeting is on Wednesday, 13 August 2025, commencing at 7.30 pm.