



TRANSCRIPT OF MEETING

RE: MIXED USE DEVELOPMENT INCLUDING IN-FILL AFFORDABLE HOUSING – FIVE WAYS, CROWS NEST (SSD-66826207)

COMMUNITY STAKEHOLDER MEETING

PANEL: MICHAEL WRIGHT (CHAIR)
DUNCAN MARSHALL AM

OFFICE OF THE IPC: TAHLIA HUTCHINSON
CALLUM FIRTH

EXTERNAL ATTENDEE: AIDEN BRENNAN

LOCATION: ZOOM VIDEOCONFERENCE

DATE: 11:40AM – 11:55AM
THURSDAY, 12th DECEMBER 2024

<THE MEETING COMMENCED

5 **MR MICHAEL WRIGHT:** Good morning, Aiden. Just before we start, I just want to acknowledge that we're speaking to you from Gadigal land. And I acknowledge the traditional owners of the countries from where we meet today and I pay my respects to their Elders past and present, and to the Elders from other communities who may be participating today.

10 My name is Michael Wright. I am the Chair of this panel. Joining me is my fellow Commissioner, Duncan Marshall. We're also joined by Tahlia Hutchinson and Callum Firth from the Office of the Independent Planning Commission.

15 As you're aware, due to the low number of registered speakers, the Commission has cancelled the public meeting for the Five Ways, Crows Nest Mixed Use Development including In-Fill Affordable Housing (SSD 66826207), which is currently before this Commission Panel for determination.

20 The Commission thought it was appropriate to meet separately with those who expressed their interest to speak at the public meeting, or those the Panel wished to hear from to hear their views on the application.

25 In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded, and a complete transcript will be produced and made available on the Commission's website.

We've set aside 10 minutes to hear your views today, so Aiden, could you please begin.

30 **MR AIDEN BRENNAN:** Well, thank you. I appreciate it greatly. I won't take up 10 minutes of your time, I won't need that much.

35 But I got the notification that this, what was initially going to be the public meeting to discuss this development just a couple of days after I'd had dinner with a group of school friends, I went to Marist College North Shore just one metro stop down the road at North Sydney. And we graduated about five years ago, so we're in our early twenties now and looking to move out, looking to find a place to live outside of our parents' place, but still reasonably close to uni and work and our parents.

40 Everyone had the exact same experience, which was that they could not possibly find a place to live in the local area. In many cases, this was people earning good money, some of them even working full time. And it's not just the cost, although that obviously is a factor. It was also just the pure number of people at every single apartment that gets open to an inspection. Sometimes literally it's
45 somewhere between 60 and 80 people for a one or two-bedroom apartment. So, even if we could meet the rent, the odds of getting your name drawn out of the hat that happens to be the lucky person who wins the applicant, is just statistically very unlikely.

5 And they were all reflecting how good of a place Crows Nest would be to live. It has restaurants, commercial real estate, it's right near the major highways locally, so you can get around Sydney. And of course it has the new Metro Station, which means it so easy to get into the city or around some of Sydney's suburbs, or importantly, for a lot of young people, also getting to uni.

10 So, there was a feeling that Crows Nest could be a great – well, present a great opportunity for some more housing, some more development. And that this building, which I had been following through the New South Wales Major Projects website, was a great opportunity for that to happen. As I said, I think this is the perfect place for this sort of increased development. And there was a feeling that there's no good reasons that I can see why it shouldn't go ahead.

15 I don't have a background in planning, so if there are specific alterations that need to be made to the plan, then that's fine. But the need for more housing in this particular area, in Crows Nest, is very important and I just wanted to stress that upon you all today. And happy to answer any questions that you have.

20 **MR WRIGHT:** Thank you, Aiden. Duncan, any questions from you?

25 **MR DUNCAN MARSHALL:** I guess, Aiden, I just wonder whether your interest is just a straight-forward commercial rent – I mean, housing rental opportunities for ordinary people, or whether you're interested also or instead in the affordable housing component of this development.

30 **MR BRENNAN:** Yes, so that's ... I guess that's somewhat ... My perspective on affordable housing is somewhat informed by my economics and political perspective, which I'm not a massive believer in that because I think if you build just more supply, then there'll be more affordable housing further down the line. You'll make housing affordable around it.

35 I don't really see the need – in fact, I noticed there was a different proposal that recently increased its affordable housing perspective seems to be that that makes it a bit easier to get through some of these ... It's not really something I massively believe in. I think at the end of the day it should go where its natural market value is, and that would possibly even make it more sort of attractive to residents.

40 I know some local residents have concerns about affordable housing and the sorts of characters that might live there and do they fit in with the (quote/unquote) "character" of the area. That's obviously a judgement call they need to make. But I wouldn't be – I would be fine to see this approval without any affordable housing in it. I certainly don't see it as a massive importance, that it be increased.

45 What we need is more housing and, like I said, I'm seeing people that can afford to rent in the local area, not being able to, not because they can't afford it, just because there's no supply of it.

MR WRIGHT: Aiden, do you have a view, so you've talked about the price of the cost of rent, and the difficulty in securing rental apartments. With your cohort, do you have a view about purchasing housing and the affordability of actually market housing being acquired by people of your generation?

5

MR BRENNAN: Yes, so I mean, it's obviously a massive concern, both being able to buy and rent a place. Where my cohort specifically is at the moment, is probably more looking just to find a place to rent while they, you know, to live out of home while they go to uni and begin their early careers. And then ultimately look to buy further down the track. And both of that needs more housing, and it needs more housing in areas like this which are close to the city and appropriate for densification.

10

My view is that we possibly are overdoing build-to-rent around some of these metro stations, and that a better build-to-buy mix would be more appropriate for what people need. We often talk sometimes in, well, this country about the value of housing, buying a house and then its value increasing. What I think a lot of young people are just looking for is just a place they can own that is theirs, that provides a roof over their head, and the financial benefits of that are secondary to just to that sort of peace of mind and amenity.

15

20

MR WRIGHT: Duncan?

MR MARSHALL: Just one last question perhaps. I mean, you expressed a particular interest, I think you were saying, in this particular development. But I wonder whether there are – that interest is just because it's the current development that's taking place in this locality, or in fact whether your interest is in kind of the broader strategic development of the Crows Nest/St Leonards area and the whole Transport Oriented Development proposal that's been approved?

25

30

MR BRENNAN: Yes, and that's a good question, and it probably is slightly more the latter in that I want to see is more housing in Crows Nest. Like I said, it's such an area that people want to live, particularly of our generation. It's so appropriate now for density once, now that we have that Metro Station that can get you into the city within minutes.

35

So, I want to see more housing. I want to see more housing particularly in Crows Nest. And I think this development is a great spot for it. Like I said, I don't have that planning background to be able to articulate the absolute benefits and perhaps disadvantages of this specific site, but it certainly seems to my slightly untrained eyes, a fantastic location.

40

MR WRIGHT: Thank you very much, Aiden. This meeting has been recorded, as I indicated earlier, and the transcript will be made available on our website. Just a reminder that submissions on this project close on the 19th of December, so if you're interested in making a submission, we encourage you to do that. Otherwise, if you've any other material you want to provide to the office here for us to load up on our website, we'd be happy to receive that.

45

Thank you very much for your time today, we do appreciate it.

5

MR BRENNAN: No problem at all. Thank you guys.

MR MARSHALL: Thanks, Aiden.

>THE MEETING CONCLUDED

10